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BOOK 711 PAGE 49

OLLIE FARRINGTON
R.M.C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold F. and Evelyn A. Sterling

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Ten Thousand and no/100---

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

May 1, 1972

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeast side of Crestwood Drive, near the Town of Mauldin, in Austin Township, being shown as Lot 51 on a plat of Peacetrace Terrace, made by Dalton and Neves, Engineers, January, 1956, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Crestwood Drive, said pin being 282.6 feet northeast measured along Crestwood Drive from the southeast corner of the intersection of Crestwood Drive and Ashmore Bridge Road and running thence along the line of Lot 52, S. 31-08 E. 169 feet to an iron pin; thence N. 64-58 E. 107 feet to an iron pin; thence with the line of Lot 50, N. 34-49 W. 177.7 feet to an iron pin on the southeast side of Crestwood Drive; Thence with the southeast side of Crestwood Drive, S. 60-45 W. 95 feet to the beginning corner; being the same property conveyed to the mortgagors by deed of N. Ray Greene dated April 17, 1957 and to be recorded in the RMC Office for Greenville County.