

FEB 13 11 25 AM 1974

BOOK 775 PAGE 409

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:

J. C. SMITH

(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 - - - - Six Thousand and No/100 - - - -

DOLLARS (\$6,000.00), 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.

March 1, 1974

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, Austin Township, located on the west side of a new cut street, just off East Georgia Road, east of the town of Simpsonville, being known as lot No. 2 on plat of property of J. B. Jones and Eleanor T. Jones, adjoining lot conveyed to Elford Willis Smith on January 31, 1959, and being more fully described as follows:

BEGINNING at an iron pin on the west side of New street, joint front corner with lot No. 1, and running thence along line of lot No. 1, S. 76-22 W. 206.4 feet to an iron pin; thence N. 16-23 W. 105.0 feet to an iron pin; thence N. 76-22 E. 208.2 feet to an iron pin on new street; thence S. 16-28 E. 105.0 feet to the beginning corner, and being a portion of the same property conveyed to J. B. Jones and Eleanor T. Jones by J. M. Gwinn by deed recorded in Vol. 609 at page 173 in the Greenville County R. M. C. Office.

This being the same property as conveyed to J. C. Smith by deed dated January 31st, 1959 of J. B. Jones and Eleanor T. Jones, to be recorded in the R. M. C. Office for Greenville County.

PAID IN FULL THIS 12th
DAY OF March 1974
FOUNTAIN INN FEDERAL
& LOAN ASSOC.
BY _____
WITNESS _____
WITNESS _____

RECORDED AND CANCELLED BY REC'D
DAY OF MARCH 1974
I. W. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK A. M. NO. 1212