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BOOK 783 PAGE 359

OLLI... NORTH
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:

WILLIAM L. GRUBBS & GENEVA O. GRUBBS

(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.

April 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, Town of Simpsonville, being known and designated as Lot No. 6 of the L. L. Richardson Estate, located on the southern side of Richardson Street in accordance with plat made for said Estate by C. O. Riddle, dated March 31, 1959, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the southern side of Richardson Street, joint front corner of property of T. C. Abercrombie and being 53.5 feet from the intersection of Bruce Street and Richardson Street and running thence along Richardson Street N. 76-11 E. 159.2 feet to iron pin; thence S. 6-42 W. 184.4 feet to iron pin; thence S. 76-02 W. 93 feet to iron pin; thence N. 14-21 W. 172.85 feet to iron pin, being the point of beginning.

This being a portion of the property as left in the Estate of L. L. Richardson according to Probate Court, Apartment 688, File 8.

This being the same property as conveyed to Mortgagors by Deed of Jeff R. Richardson, Executor of L. L. Richardson Estate, of even date and to be recorded in the R. M. C. Office for Greenville County

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON APRIL 28, 1974

SEARCHED AND INDEXED BY... 1975 January 15... 10:15... 16687