

MAY 7 11 23 AM 1974

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:

BEN L. ABRAMS

(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 Nine Thousand and No/100

DOLLARS (\$ 9,000.00), 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.

June 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, Oaklawn Township, being a portion of an 11 25/100 acre tract of land as shown on a Plat of land of W. W. Woods, dated November 24, 1924, prepared by G.A. Ellis, surveyor, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G at Page 275, and having, according to a Plat of property to be deeded to Ben Abrams prepared by J. Don Lee, surveyor, recorded in said R. M. C. Office in Plat Book NN at Page 166, the following metes and bounds:

BEGINNING at an iron pin approximately 3/10 of a mile northeasterly from U. S. Highway 25 and being the southwestern corner of the above mentioned 11 25/100 acre tract of land and running thence N. 61-15 E. 274.9 feet to an iron pin; thence along a line of property of T. P. Chandler N. 43-28 W. 137.3 feet to an iron pin on the southeastern edge of a County Road; thence along the southeastern edge of said County Road S. 32-11 W. 274.4 feet to an iron pin, the beginning corner, and containing 0.4 of an acre, more or less, and being a part of the land conveyed to T. P. Chandler by Roy H. Bozeman, the Receiver for the Bank of Commerce by Deed dated August 20, 1930, and recorded in said R. M. C. Office in Deed Book 156, at Page 23.

This being the same property as conveyed to Mortgagor by deed of T. P. Chandler dated August 5, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 603, Page 274.