

BOOK 828 Plat 106

FILED
GREENVILLE CO. S. C.

JUN 22 11 04 AM 1960

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. H. MARTIN & JO ANN W. MARTIN

(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 and One-Half per centum per annum, said principal and interest to be paid as therein stated, and (6 1/2%)

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, 1975

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, in Austin Township containing 2.68 acres, more or less, as shown on plat of property of J. R. Richardson made by C. O. Riddle, dated August, 1953, revised June 2, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book 00 at Page 485 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of the Alverson Estate, which iron pin is situate 828.4 feet S. 55-01 W. from the center of Neely Ferry Road and running thence S. 34-59 E. 167 feet to an iron pin; thence S. 55-01 W. 734.7 feet to an iron pin; thence with the property of Grady L. Smith N. 12-03 W. 181 feet to an iron pin; thence N. 55-01 E. 665.3 feet to the point of beginning.

This being the same property as conveyed to Mortgagors by deed of Clyde A. Wrenn of even date to be recorded in the R.M.C. Office for Greenville County.

PAID IN FULL THIS 11
DAY OF Sept. 1967
FOUNTAIN INN FEDERAL SAVINGS
& LOAN ASSOC.
BY Francis B. Bentley
WITNESS [Signature]
WITNESS [Signature]

ENTERED AND CANCELLED OF RECORD
11 DAY OF Sept. 1967
O. H. Martin & Jo Ann W. Martin
R. M. C. FOR GREENVILLE COUNTY, S. C.
11 O'CLOCK P. M. NO. 2427