

BOOK 834 PAGE 172

AUG 26 3 15 PM 1960

OLLIE E. WORTH
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:

Malcolm M. Phinney and Margaret M. Phinney

(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 Eight Thousand and No/100

DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of Six and One-Half (6 1/2%) 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.

SEPTEMBER 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, Mauldin, S. C., known as lot 12 on plat of T. J. and G. S. Garrett property in plat book Y at page 92 and having, according thereto, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Sunrise Drive at the joint front corner of lots 11 and 12, which iron pin is situate 264.5 feet west of the intersection of Hyde Circle, and running thence along Sunrise Drive S 78-18 W, 90 feet to an iron pin at the corner of lot 13; thence along the line of lot 13, N 11-42 W, 199.4 feet to an iron pin in the line of lot 5; thence along lots 5 and 6, N 84-13 E, 90.45 feet to an iron pin at the rear corner of lot 11; thence along the line of lot 11, S 11-42 E, 190 feet to the point of beginning. This being the same property conveyed to me by deed to be recorded of even date herewith.

Malcolm M. Phinney
Margaret M. Phinney

Malcolm M. Phinney
Margaret M. Phinney
2700