

BOOK 898 PAGE 326

AUG 14 4 19 1972

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:

JESSE C. ALVERSON AND WILLIE MAE P. ALVERSON

(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 Two Thousand Five Hundred

DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of seven (7%) 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.

August 1, 1972

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, near the Fork Shoals Community and shown as Lot No. 28 on a plat of the "Sub-Division of the Residential Properties of Fork Shoals, S. C. of Riegel Textile Corporation", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book BB, page 156 and 157, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of the Pelzer Road at the joint front corner of Lots 27 and 28, which point is S. 24-49 E. 90 feet from the Northwestern intersection of the Pelzer Road and the Lickville Road and running thence with the joint line of said lots, S. 65-11 W. 81.4 feet to the joint corner of Lot No. 26; thence with the joint line of Lots 26 and 28, N. 61-43 W. 102.5 feet to an iron pin; thence along an alley and the joint line of Lots 28 and 29, just to the North of a fire hydrant N. 65-11 E. 142.8 feet to an iron pin on the Western side of the Pelzer Road; thence with the side of said road, S. 24-49 E. 82 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of E. Inman, Master, to be recorded of even date herewith. Reference is also made to the Estate of Ida Mae Sloan on file in the Probate Court for Greenville County in Apartment 761, File 17 and there is a deed to Ida Mae Sloan, being the same as Mrs. J. E. Sloan, recorded in Deed Book 529, page 506.