

OFFICE OF THE CLERK OF COURTS
GREENVILLE, S. 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:

Calvin Lee Shelton and Louise M. Shelton

(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 Eleven Thousand Five Hundred and no/100

DOLLARS (\$ 11,500.00), with interest thereon from date at the rate of Six & one-half 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, 1982

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

ALL that lot of land in the County of Greenville, State of South Carolina, in Fairview Township, north of Fountain Inn, S. C., containing 4.17 acres, more or less, and being shown on plat of Calvin Lee and Louise M. Shelton, recorded in the R. M. C. office for Greenville County in plat book AAA at page 171, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the intersection of Hunter Road and Jones Mill Road and running thence along the center of Jones Mill Road, N 20-45 E, 318.8 feet to an iron pin; thence N 20-45 E, 36.5 feet to an iron pin; thence N 24-20 E, 63.5 feet to an iron pin; thence N 33-10 E, 95.6 to the center of said road; thence N 63-15 W, 232 feet to an iron pin; thence N 76-25 W, 386.6 feet to a point in the center of Hunter Road; thence following the center of Hunter Road the following courses and distances: S 67-17 E, 135 feet; S 30-43 E, 100 feet; S 9-30 W, 200 feet; S 15-53 E, 150 feet; S 41 E, 100 feet; S 39-50 E, 195.9 feet to the point of beginning. This description includes a 0.59 acre tract previously conveyed by Louise Y. Garrett to Calvin Lee and Louise M. Shelton in deed book 634 at page 489. and all of that property conveyed to the Mortgagors by deed of Louise Y. Garrett of even date and to be recorded herewith.

For modification agreement see K.E.M. Book 1215 page 57