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OLLIE FARNSWORTH

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:

CHARLES D. SLOAN AND NANCY M. SLOAN

(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 (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.

December 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, about one mile north of the Town of Simpsonville, known and designated as a portion of Tract No. 6 of the property of Carrie L. Sloan as shown on a Plat thereof made by W. J. Riddle, May 18, 1944 and revised July 24, 1962 by C. O. Riddle, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is N. 88-42 W. 67.5 feet from an iron pin at the rear corner of Tract No. 7 with Tract No. 6 and which is N. 55-00 E. from the joint front corner of said tracts at the highway formerly S. C. or U. S. No. 276, and running thence S. 35-30 W. 150 feet to an iron pin; thence S. 54-30 E. 120 feet to an iron pin; thence N. 35-30 E. 150 feet to an iron pin; thence N. 54-30 W. 120 feet to an iron pin, the point of beginning.

As further security the mortgagors also convey unto the grantees an easement and/or right of way over the remaining portion of Tract No. 6 for the purpose of ingress and egress to the above described property, such easement and/or right of way to be 15 feet in width and to be located adjacent to the easterly boundary of Tract No. 6, also the boundary with property now or formerly of C. E. Baldwin, and running for a distance of approximately 409 feet and running thence through Tract No. 6 and running northwesterly approximately 250 feet to the southerly boundary of the property hereinabove conveyed, there being a roadway presently running in such location.

This being the same property as conveyed to the Mortgagors in deed of Nannie C. Sloan, dated August 7th, 1962 and recorded in the R.M.C. Office for Greenville County in Deed Book 704, at Page 60.