

FILED
GREENVILLE CO. S. C.

BOOK 987 PAGE 304

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

OLLIE T. NEWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edwin A. Babb and Leslie S. Babb

(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 Twenty Thousand and No/100

DOLLARS (\$ 20,000.00), 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.

February 1, 1985

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, Town of Mauldin, and being known and designated as Lot No. 7 on Mauldin Circle according to plat made for H. C. Taylor, December, 1956, by C. O. Riddle, and being more fully described according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Mauldin Circle, joint front corner of Lots 6 and 7, being 700 feet from the intersection of Hyde Circle and Mauldin Circle and running thence along Lot No. 6 N. 1-43 E. 147.3 feet to an iron pin; thence S. 87-28 W. 110.7 feet to an iron pin; thence S. 60-44 W. 50 feet to an iron pin; thence S. 32-02 E. 158.6 feet to an iron pin on Mauldin Circle; thence along the curvature of Mauldin Circle N. 65-32 E. 50 feet; thence S. 78-48 E. 20.4 feet to an iron pin; being the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 598 at Page 368.

ALSO:

All that certain lot of land, with improvements thereon, lying in the Town of Mauldin, County of Greenville, State of South Carolina, at the Northeastern intersection of Hyde Circle and E. Butler Avenue, and shown on a plat entitled, "Revised plat, Lot No. 13, property of J. W. Clyde", recorded in the R. M. C. Office for Greenville County in Plat Book 111, at Page 35, as 4.90 acres, and having according to said plat the following metes and bounds:

BEGINNING AT AN IRON PIN AT the Northeastern intersection of Hyde Circle and E. Butler Avenue and running thence with the Eastern side of Hyde Circle N. 32-05 W. 352.9 feet to an iron pin; thence N. 34-35 E. 420.4 feet to an iron pin; thence N. 52-43 E. 159.4 feet to an iron pin; thence S. 44-45 E. 191.9 feet to an iron pin; thence along a portion of said lot retained by John W. Clyde as shown on said plat S. 44-23 W. 100 feet to an iron pin; thence S. 44-45 E. 200 feet to an iron pin on the Northwestern side of E. Butler Avenue; thence with the side of said Butler Avenue S. 44-23 W. 548.7 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of John W. Clyde to be recorded in the R. M. C. Office for Greenville County of even date herewith.

SAISIED AND CANCELLED OF RECORD

Dannie S. Stark 19 73

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:56 O'CLOCK P. M. NO. 25136

Ms. Callaway Plat 7 Hill Rd. E. W. Babb 999 Page 573