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CLERK OF COURTS

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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:

WE, JAMES B. BABB AND JUNE B. 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 FOUR THOUSAND AND NO/100-----

DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of seven-----
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.

November 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, Austin

Township, lying on the southwestern side of a County Road, which Road runs in a southeasterly direction from the Georgia Road via Bethany Community to State Highway 418 and having the following metes and bounds:

BEGINNING on the southwestern side of said County Road at a point in a drainage ditch which separates this lot from the property of C. R. Babb; running thence with the ditch as the line in a southwesterly direction 315 feet, more or less, to a point; thence in a northwesterly direction 270 feet, more or less to a point; thence in a northeasterly direction 250 feet, more or less, to a point on the southwestern side of said County Road; thence with the southwestern side in a southeasterly direction 210 feet, more or less, to a point, being the point of beginning.