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OLLIE FARNSWORTH
R.M.C.

BOOK 1120 PAGE 467

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:

Jerry L. Gooch and Sandra K. Gooch

(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 Sixteen Thousand and 00/100 - - - - -

*** Note
DOLLARS (\$ 16,000.00), 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.

March 1, 1994

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, on the westerly side of Standing Springs Road and having, according to a plat entitled "Property of Sandra K. Gooch and Jerry L Gooch" prepared by T. H. Walker, Jr., dated March 10, 1968, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Standing Springs Road and running thence with the center line of said road, S. 16-29 W., 146 ft. to a nail and cap; thence with the line of David F. and Julia Ann Campbell, N. 71-38 W., 349.5 ft. to an iron pin; passing over an iron pin on the edge of said road; thence with the line of J. L. Gooch, N. 25-45 E., 270 ft. to an iron pin; thence S. 50-11 E., 333.1 ft. to a nail and cap in Standing Springs Road; the beginning corner containing 1.59 acres, more or less.

This being the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 843, Page 371.

*** Interest Rate is subject to escalation provisions as set forth in Note.

Acknowledged:

Jerry L. Gooch
Sandra K. Gooch