

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. 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:

James A. Braswell and Dorothy Nell E. Braswell

(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 **Eighteen Thousand and 00/100** - - - - -

***** Note**

DOLLARS (\$ **18,000.00**), 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.

April 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**, **Austin** Township, at **Mauldin, S. C.**, containing **.87 acres, more or less**, according to a plat of the property of **James L. Tate** by **J. C. Hill**, dated **August 22, 1960**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Hyde Circle, at the corner of property of **J. W. Clyde**, **379 ft.**, more or less, Northwest of the intersection of **Pelham Road**, and running thence along **Hyde Circle**, **N. 36-30 W.**, **194.4 ft.** to an iron pin at the corner of other property of **James L. Tate**; thence along said property, **N. 59-50 E.**, **394.7 ft.** to an iron pin; thence along the **Clyde property**, **S. 34-15 W.**, **419.5 ft.** to the point of beginning.

This is the same property conveyed to the mortgagors by deed of **James L. Tate**, to be recorded of even date herewith.

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

ACKNOWLEDGED:

James A. Braswell
Dorothy Nell E. Braswell