

FILED
 GREENVILLE CO. S. C.
 NOV 20 3 06 PM '69
 OLLIE FARRINGTON
 R. M. C. Office
 Fountain Inn Federal Savings & Loan Association
 Fountain Inn, South Carolina

BOOK 1129 PAGE 311

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } ss:

MORTGAGE
 Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leake & Garrett, Inc.

(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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Eighteen Thousand, Four Hundred and 00/100 - - -**

DOLLARS (\$ 18,400.00), with interest thereon from date at the rate of **Seven (7%)** *** Note 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 Mortgagee'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.

September 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, Town of Mauldin**, being known and designated as Lot 89 on a plat of Bishop Heights Subdivision, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern edge of Bishop Drive, joint front corner of lots 89 and 90 and running thence with the line of Lot 90, S. 64-18 E., 200 ft. to an iron pin; thence N. 25-42 E., 100 ft. to an iron pin; thence N. 64-18 W., 200 ft. to an iron pin on the Southeastern edge of Bishop Drive; thence with the Southeastern edge of said Drive, S. 25-42 W., 100 ft. to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 793, Page 83, and is subject to restrictive covenants recorded in deed book 810, page 481.

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

Acknowledged:

LEAKE & GARRETT, INC.

By: Lyant S. Leake President
G. Sidney Garrett Secretary