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OLLIE FARNSWORTH
R. M. C.

BOOK 1140 PAGE 254

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:

Donald E. and Patricia Ann H. James

(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 Ten Thousand, Four Hundred and 00/100 - - - - - ***** Note *****

DOLLARS (\$ 10,400.00), with interest thereon from date at the rate of Seven & Nine-Tenths 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.

October 1, 1989

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, being known and designated as Lot 13, B. F. Reeves Subdivision, in accordance with Plat made by H. S. Brockman, dated September 14, 1958, and recorded in Plat Book BB, Page 113, and Plat Book OO, Page 190, R.M.C. Office for Greenville County, and being more fully described according to said plat, to-wit:

BEGINNING at an iron pin on the Southern side of Gary Ave., 198 ft. from the intersection of Gary Ave. and Mayfield Rd., being front corner of Lot 13 and rear corner of Lot 12, and running thence S. 21-06 W., 180 ft. to an iron pin; thence S. 68-45 E., 90 ft. to an iron pin; thence N. 21-06 E., 180 ft. to an iron pin on Gary Ave.; thence along Gary Ave. N. 68-54 W., 90 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Billy and Grace S. Thomason, to be recorded of even date herewith.

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

ACKNOWLEDGED:

Donald E. James
Patricia Ann H. James