

FILED
GREENVILLE CO. S. C.
OCT 2 2 29 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1168 PAGE 327

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 ROBERT MONROE AND MARY WALLACE R. MONROE

(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 Twenty-Four Thousand and 00/100 -----

DOLLARS (\$ 24,000.00), with interest thereon from date at the rate of Eight (8%) 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.

September 1, 1990

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, being known and designated as Lot 36 and Part of Lot 35 in Belmont Estates, according to Plat made by Carolina Engineering and Survey Co., dated February 12, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Page 16, and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin on the Southern side of Belmont Drive, joint front corner with Lot 37 and running thence along Lot 37, S. 29-26 W., 201.8 ft. to an iron pin; thence N. 58-03 W., 125.7 ft. to an iron pin; thence N. 52-0 W., 52.5 ft. to an iron pin; thence N. 37-21 E., 201.8 ft., more or less, to a point on the Southern side of Belmont Drive; thence S. 52-0 E., 3 ft.; thence S. 56-0 E., 47.1 ft. to an iron pin; thence S. 57-15 E., 100 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by deed of John B. and Bobbie F. Smith, to be recorded of even date herewith.

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

ACKNOWLEDGED:

James Robert Monroe
Mary Wallace R. Monroe