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BOOK 1172 PAGE 324

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:

A. E. Yates and Dorothy F. Yates

(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 Fifteen Thousand, Three Hundred and 00/100 -----
*** Note

DOLLARS (\$ 15,300.00), 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.

November 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 28 on a Plat of Farmington Acres, Section 3, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 89, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Claxton Drive, joint front corner of Lot 28 and Lot 29 and running thence with the line of Lot 29, N. 61-28 E., 206.7 ft. to a point on a branch; thence with said branch, as the line, in a Northwesterly direction, 110', more or less, at the joint rear corner of lot 27 and lot 28; thence with the line of Lot 27, S. 63-10 W., 203.8 ft. to an iron pin on the Northeasterly side of Claxton Drive; thence along the edge of said Claxton Drive, S. 34-20 E., 73.5 ft. to a point on said Drive, thence continuing along said Drive, S. 30-52 E., 36.5 ft. to the point of beginning.

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

ACKNOWLEDGED:

A. E. Yates
Dorothy F. Yates