

GREENVILLE CO. S. C.

Nov 12 3 35 PM '70

BOOK 1172 PAGE 417

OLLIE FARNSWORTH

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:

Lindsey Builders, 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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Eleven Thousand and 00/100

DOLLARS (\$ 11,000.00), 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.

December 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, on the Western side of Gayle Street and shown as Lot No. 28 on a Plat entitled "Section 1 of Rockvale", which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 108 and Page 109, and has, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Gayle Street, at the joint front corner of lots 28 and 27 and running thence with the joint line of said Lots, S. 88-02 W., 190 ft. to an iron pin; thence S. 1-58 E., 75 ft. to an iron pin at the joint rear corner of lots 28 and 29; thence with the joint line of said lots, N. 88-02 E., 190 ft. to an iron pin on the Western side of Gayle Street; thence along the side of said Street, N. 1-58 W., 75 ft. to an iron pin at the point of beginning.

It is understood that this property is subject to a Duke Power right-of-way located on the rear 50 ft. of the above described lot and also a 10 ft. drainage easement which runs parallel with the rear lot line of said property approximately 50 ft. East of said rear lot line.

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

ACKNOWLEDGED:

LINDSEY BUILDERS, INC.

By: James H. Lindsey
James H. Lindsey, President

PAID IN FULL THIS 16
DAY OF March 1991
FOUNTAIN INN FEDERAL SAVING
& LOAN ASSOC.

BY Francis P. Bentley, Asst. Secty. Treas.

WITNESS Elizabeth H. Fowler

WITNESS McLennan B. Hadden

SATISFIED AND CANCELLED OF RECORD

18 DAY OF March 1991

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:30 O'CLOCK A.M. NO. 21725