

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1179 PAGE 245

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:

W. L. Burger

(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 Thousand and 00/100 -----

DOLLARS (\$ 20,000.00), 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.

February 1, 1996

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 Northwestern side of Staunton Bridge Road and shown as Lot 1 on a Plat of Barwood Subdivision, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 000, Page 33, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Staunton Bridge Road, joint front corner of lots 1 and 2 and running thence along the joint line of said lot, N. 31-31 W., 180.9 ft. to an iron pin; thence N. 64-18 E., 121.3 ft. to an iron pin; thence S. 34-47 E., 180 ft. to an iron pin on the Northwestern side of Staunton Bridge Road; thence along the side of said Road, S. 63-42 W., 131ft. to an iron pin at the point of beginning.

This mortgage is subject to easements and rights-of-way and restrictions of record, including Duke Power right-of-way along Southern side of said lot.

This is the same property conveyed to the mortgagor by deed of Carolina Rentals, Inc., dated December, 1970, to be recorded of even date herewith.

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

ACKNOWLEDGED:

W. L. Burger