

APR 7 10 25 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1186 PAGE 36

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:

Nellie C. McDonald

(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 Eighteen Thousand and 00/100

*** NOTE
DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of Seven & One-Half per centum per annum, said principal and interest to be paid as therein stated, and (7-1/2%)

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.

April 1, 1981

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, Butler Township, containing 3 acres, more or less, and being a portion of Lot No. 20, on a Plat of Happy Valley Farms, recorded in Plat Book O, at Page 103, and having, according to a more recent plat by Dalton & Neves, Engineers, dated January, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, Page _____, as follows:

BEGINNING at an iron pin on the Northern side of Webb Road, at the joint corner of a tract recently conveyed to Jack Sloan by Myra Smith Glasby and running thence along the line of Bertha and Weaver Wood, N. 50-12 W., 238.9 ft. to an iron pin; thence along a new line, N. 33-04 E., 653.27 ft. to an iron pin on the line of T. G. Crymes, Jr., thence along the line of Crymes, S. 67-46 E., 171.4 ft. to an iron pin on the line of Ila Mae Eichelberger; thence S. 27-34 W., 686.9 ft. to the point of beginning. The three acres herein conveyed comes off of the lower portion of Tracts 1 and 2, as shown on a plat recorded in Plat Book SS, at Page 5, said tracts having been conveyed to Jack Sloan by deeds recorded in Deed Book 608, Page 425, and 645, page 424, respectively.

ALSO: All that lot of land in the State of S. C., County of Greenville, joining the above described tract and having, according to plat of the property of Myra Smith Glasby, recorded in Plat Book DDD, Page 7, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County Road, known as Webb Road, at the joint corner with the tract described above and running thence along said tract, N. 27-34 E., 517.4 ft., more or less, to a stake; thence S. 46 E., 163 ft. to a point; thence S. 14-11 E., 155 ft. to a point in the center of said Webb Road; thence with the center of said Road, S. 63-53 E., 456 ft. to the point of beginning. This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Mortgage Book 768, Page 238.

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

ACKNOWLEDGED:

Nellie C. McDonald