

GREENVILLE, CO. S. C.

MAY 21 4 16 PM '71

BOOK 1191 PAGE 634

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:

Arthur L. Dutton and Rose M. Dutton

(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 Seventeen Thousand, Five Hundred and 00/100 -----

DOLLARS (\$ 17,500.00), 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.

June 1, 1986

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, Ward 6, City of Greenville, on the South side of University Street and being known and designated as Lot No. 3 and a strip along the rear part of lots 1 and 2 on a Plat of property made by R. E. Dalton, Engineer, in July, 1919, recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 147, and having, according to a more recent survey made by R. E. Dalton in June, 1937, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of University Street, which point is 95.2 ft. in an easterly direction from the Southeast corner of the intersection of Augusta Street and University Street and running thence along the line of property now or formerly belonging to C. M. Gaffney, S. 34-08 W., 131.9 ft. to an iron pin in line of property now or formerly belonging to J. A. Cureton; thence with the line of said Cureton property, S. 53-38 E., 58.3 ft. to an iron pin at the rear corner of lots 3 and 4; thence along the joint line of lots 3 and 4, N. 37-29 E., 127.6 ft. to an iron pin on the South side of University Street; thence along the South side of said University Street, N. 50 W., 65.8 ft. to the beginning corner.

This is the same property conveyed to the mortgagors by deed of R. B. Thomasson and J. C. Thomasson to be recorded of even date herewith.