

FILED
GREENVILLE, CO. S. C.

JUN 14 10 29 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1184 PAGE 536

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:

Gilford R. Dearman and Mildred W. Dearman

(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 Nineteen Thousand, Two Hundred and 00/100 -----

DOLLARS (\$ 19,200.00), with interest thereon from date at the rate of Seven and One-Half 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.

August 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 Eastern side of Standing Springs Road, near the City of Simpsonville, being known and designated as Tract No. 3, containing 1.99 acres, and having, according to a plat of the property of Chester W. Johnston, recorded in the R.M.C. Office for Greenville County in Plat Book NNN, Page 49, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Standing Springs Road at the joint front corner of Tracts 3 and 4, and running thence S. 65-00 E., 370 ft. to an iron pin at the joint rear corner of tracts 3, 4 7 and 8; thence S. 17-24 W., 227 ft. to an iron pin at the joint rear corner of tracts 2, 3 8 and 9; thence along the joint lines of tracts 3 and 2, N. 65-00 W., 400 ft. to an iron pin on Standing Springs Road; thence with Standing Springs Road, N. 25-00 E., 225 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 858, Page 404.