

FILED
GREENVILLE CO. S. C.

BOOK 1198 PAGE 16

JUL 7 11 58 AM '71

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:

Herman Ronald Dean and Virginia A. Dean

(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 No/100

DOLLARS (\$ 20,000.00.....), with interest thereon from date at the rate of Seven & Three-Fourths 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.

October 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 Western side of South Carolina Road No. 50, and containing 3.10 Acres, more or less, and having the following metes and bounds, according to a Plat by C. L. Riddle, Land Surveyor, dated July 15, 1969, to-wit:

BEGINNING at a point on the center of said Road (N & C) at the northern corner of land owned by Elizabeth T. Rice, and running thence with said Rice land, S. 83-39 W., 34.4 ft., more or less, to the Western side of said Road; thence continuing said course, with a creek as the line, S. 83-39 W., 201.9 ft., more or less to an iron pin; thence continuing with the line of said Rice lands N. 80-30 W., 336.1 ft., to an iron pin; thence with the line of land of Virginia G. Knight, N. 11-05 E., 291.1 ft. to an iron pin; thence along the line of other land of Virginia G. Knight, S. 78-55 E., 474 ft. (439.6 plus 344) to an point in the center of said Road (N & C); thence with the center of said Road, S. 10-45 E., 239.3 ft. to the beginning corner.

This is the same property conveyed to the Mortgagor by deed recorded in the R.MC Office for Greenville County in Deed Book 872, Page 546.