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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

BOOK 1208 PAGE 600

**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: ✓

Edward Harold Segars, Jr. and Alice B. Segars

(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 Forty-Five Thousand and 00/100 -----

DOLLARS (\$ 45,000.00 ), 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

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.

September 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 Southern side of Cape Charles Drive, near the City of Greenville, being shown as Lot 49 on a Plat of Pelham Estates, recorded in Plat Book PPP, Pages 28 and 29, and described as follows:

BEGINNING at an iron pin on the Southern side of Cape Charles Drive, at the joint corner of lot 48 and running thence with the Southern side of said Drive, N. 58-43 W., 200 ft. to an iron pin at corner of Lot 50; thence with the line of said lot, S. 31-17 W., 240 ft. to an iron pin in the line of lot 53; thence with the lines of lots 53 and 54, S. 51-18 E., 201.7 ft. to an iron pin at the corner of lot 48; thence with the line of said lot, N. 31-17 E., 270 ft. to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Wanda E. McCall, to be recorded of even date herewith.