

FILED  
GREENVILLE CO. S. C.

BOOK 1217 PAGE 540

Dec 27 11 24 AM '71

OLLIE F. BROWN  
R. I. 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:

Marion Dewayne Rice

(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 - - - - -

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of seven and 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.

May first, 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 northern side of Bridges Road and being more particularly described according to a plat thereof made by Clifford C. Jones, Engineer, dated November 15th, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4M, at page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Bridges Road which point is 398 feet East of a point where a branch crosses over Bridges Road and running thence N. 13-28 W. 565 feet to an iron pin; thence N. 75-27 E. 443.00 feet to an iron pin; thence S. 18-42 E. 215 feet to a point in the center of an old road bed; thence continuing with the center of said old road bed S. 17-05 W. 299 feet to a point in the center of Bridges Road; thence continuing with the center of Bridges Road S. 43-45 W. 120 feet to a point in the center of Bridges Road; thence continuing with the said road S. 58-10 W. 100 feet to a point in the center of said road; thence continuing continuing with said road S. 72-32 W. 100 feet to a point in the center of said road; thence continuing with the center of said road S. 83-00 W. 15 feet to a point in the center of said road, the point of beginning and containing 5 acres, more or less.

This is a portion of the property conveyed to the mortgagor by William H. Rice by separate deeds, the first dated October 16th, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Book 928, at page 1, and the second of which is dated November 20th, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Book 930, at page 361.