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GREENVILLE CO. S. C.

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BOOK 1221 PAGE 569

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:

CLEA & SHIRLEY ANN B. NEELY

(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 FIFTEEN THOUSAND AND NO/100

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of 7 3/4 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.

February 1, 1997

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, designated as Lot 1 on plat prepared by Clifford C. Jones, entitled "Property of Alvin Greene, Greenville County, S. C." on November 16, 1971, and according to the plat a description is as follows:

BEGINNING at a point in Pollard Road, which point is 1/2 mile, more or less, from the intersection of Pollard Road with State Highway #14, near Simpsonville, S. C., and running thence along the common line of Lot #2 of same property--N. 38/49 E., 202.8 feet to a point; thence S. 51/00 E. 120 feet to a point; thence S. 39/00 W. 215 feet to a point in or near Pollard Road; thence with Pollard Road as a line, N. 45-09 W. 120 feet to the point of beginning.

This is bounded by Lot #2 of the same property, Pollard Road, and others.

The property which is the subject of this conveyance is joined on its easterly side by lot of Shirley Ann B. Neely, which is being conveyed to Jimmy C. Langston, d/b/a Golden Strip Agency, of even date herewith.

This is the identical property conveyed to the mortgagors by deed of Jimmy C. Langston, d/b/a Golden Strip Agency, of even date herewith to be recorded, and this mortgage is being executed to secure a portion of the purchase price of the subject property.