

FILED
GREENVILLE CO. S. C.

BOOK 1224 PAGE 413

MAR 3 4 27 PM '72
OLLIE FARNSWORTH
R. M. 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:

James Carroll Goodwin and Virginia Ann G. Goodwin

(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 Sixteen Thousand and 00/100

DOLLARS (\$ 16,000.00), with interest thereon from date at the rate of Seven & Three-Quarter 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.

June, 1992

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, in Fairview Township, containing 1.04 A., more or less, according to a plat and survey made by Lewis C. Godsey, Surveyor, in November, 1960, said plat entitled "Property of Ben Garrett, near Fountain Inn, S. C." and having, the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin in the Northern edge of new State Highway No. 418, at the joint front corner with lot of land this day conveyed to Lewis P. Eskew and Mary Sue G. Eskew and running thence with the edge of the right-of-way of said new Highway No. 418, N. 79-35 W., 250.6 ft. to the Eastern edge of the new cut road hereinafter described; thence with the edge of said Road, N. 0-30 W., 156.9 ft. to an iron pin in the edge of said Road and corner with the lot of Ben Garrett; thence with the joint line of Ben Garrett, S. 85-40 E., 247.5 ft. to an iron pin at the joint back corner with lot this day conveyed to the Eskews; thence with the joint line of the Eskews lot, S. 0-30 E., 183.6 ft. to an iron pin at the point of beginning and bounded by new state Highway No. 418, new cut road, Ben Garrett and lot of the Eskews. Also, a road way along western boundary of above described lot with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northern edge of New State Highway No. 418 and running thence along the western edge of the above described lot, N. 0-30 W., 156.9 ft. to the joint corner of the above described lot with the property of Ben Garrett; thence S. 85-40 E., 35.1 ft. to an old iron pin; Curry property line; thence with the joint line of Curry, S. 0-30 E., 153.1 ft. to an iron pin in the edge of said new State Highway No. 418; thence along said new Highway, S. 79-35 E., 35.7 ft. to the point of beginning. Said road-way is to remain property as a public road, according to ingress and egress from new State Highway No. 418 along the Western boundary of the above described lot running through the property of Ben Garrett and connecting with an old public road to Jenkins Bridge Road.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 665, Page 48.