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GREENVILLE CO. S. C.

BOOK 1226 PAGE 37

MAR 17 4 18 PM '77

Fountain Inn Federal Savings & Loan Association

OLLIE FARNSWORTH

Fountain Inn, South Carolina

R. M. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Palmetto Enterprises of Greenville, Inc.

(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 Twelve Thousand and 00/100

DOLLARS (\$ 12,000.00), 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 1, 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, constituting a portion of Lot No. 2, as shown on a plat of property of Henry J. Covington, recorded in Plat Book B, Page 131, and being Northern 1/2 of lot as shown on a more recent plat of property of Palmetto Enterprises of Greenville, Inc., prepared by Alex A. Moss, Surveyor, and having, according to the latter mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Konduras Circle, joint front corner of lots 1 and 2, as shown on the plat recorded in Plat Book B, Page 131, and running thence along the edge of said Konduras Circle, S. 8-20 W., 105.6 ft. to an iron pin; thence in an easterly direction approximately 185 ft. to an iron pin; thence N. 0-32 E., 101.7 ft. to an iron pin; thence S. 85-27 W., 170 ft. to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of James Harwick Kirk, Sr., dated February 29, 1972, to be recorded of even date herewith.