

FILED
GREENVILLE CO. S. C.

BOOK 1231 PAGE 163

APR 27 4 52 PM '12

OLLIE FARMER
R. H. 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:

G. & L. Builders, 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, Two Hundred and 00/100 -----

DOLLARS (\$ 12,200.00), 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, being shown on a plat of a portion of J. C. Cox property, prepared by John C. Smith, R.L.S., and recorded in the R.M.C. Office for Greenville County in Plat Book 4-M, Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a treated road, at the joint front corner with property now or formerly of Steve and Ernestine Lindley (said iron pin being 520 ft., more or less, in a northwesterly direction from the intersection of said treated road and S. C. Highway 20) running thence with the Lindley property line, N. 21-49 E., 142.8 ft. to an iron pin on property line now or formerly of D. C. Eskew; thence with the Eskew property line, N. 72-30 W., 250 ft. to an iron pin; thence S. 77-09 W., 120.8 ft. to an iron pin on the northern side of said treated road; thence running with the northern side of said treated road, S. 67-30 E., 250 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed of J. C. Cox, Jr., to be recorded of even date herewith.