

RECORDED
APR 13 3 54 PM '78
ELIZABETH
R.M.C. OFFICE

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:

J. & B. Builders and Developers, 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 Twenty Thousand, Eight Hundred and 00/100-

DOLLARS (\$ 20,800.00), 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.

April 1, 1978

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, at the Northwestern intersection of Fork Shoals Road and Bordeaux Drive, known and designated as Lot 11 and being an addition to Section No. 1 of Jenkins Estates Southwest and being on a Plat made by C. O. Riddle, dated November, 1972, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 70, Page 111, and has, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Fork Shoals Road, at the joint front corner of Lots 10 and 11 and running thence with the western side of Fork Shoals Road, S. 22-39 E., 142.9 ft. to an iron pin; thence with the intersection of Fork Shoals Road and Bordeaux Drive, the chord of which is S. 20-36 W., 36.4 ft. to an iron pin on the Northwestern side of Bordeaux Drive; thence along the side of said Drive, S. 63-51 W., 185.7 ft. to an iron pin and S. 66-02 W., 52.75 ft. to an iron pin; thence N. 26-24 W., 164.35 ft. to an iron pin at the joint rear corner of lots 10 and 11; thence with the joint line of said lots, N. 63-36 E., 274.4 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Jenk's, Inc., to be recorded of even date herewith.