

REGULATION NO. 22
COMPLIED WITH

DEC 29 3 58 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1262 PAGE 175

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:

T. L. Maddox and Duffie H. Maddox

(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 Nine Thousand, Two Hundred and 00/100-----

DOLLARS (\$ 9,200.00), with interest thereon from date at the rate of Seven & One-Half 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.

December 1, 1982

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, containing 38.0 acres, more or less, and being about 2.5 miles northeast of the Town of Fountain Inn, County of Greenville, on the southwest side of the Jones Mill Road, and having, according to a recent survey and plat prepared by Lewis C. Godsey, R.L.S., May 31, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 422, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Jones Mill Road, at the intersection of said road and an unnamed private road; thence along said private road, N. 89-30 W., 441.1 ft. to a point in the center thereof; thence continuing along said private road, N. 68-45 W., 365.1 ft. to a point in the center thereof; thence continuing along said private road, S. 40-00 W., 113.3 ft. to a spike in said road where the same forks; thence S. 25-00 W., 1610.0 ft. to an iron pin; thence S. 49-15 E., 935.0 ft. to a point in the center of a creek; thence along the center of said creek the following traverse courses and distances: N. 17-15 E., 249 ft. to a point; thence N. 27-05 E., 102.0 ft. to a point; N. 25-00 E., 162.0 ft. to a point; N. 89-35 E., 164.3 ft. to a point; N. 77-45 E., 131.5 ft. to a point; N. 40-25 E., 164.0 ft. to a point where said creek intersects a small branch; thence with the center of said branch as the line the following traverse courses and distances: N. 68-45 W., 265.0 ft. to a point; thence N. 22-00 W., 265.6 ft. to an iron rail; thence along M. N. Jones property, N. 40-00 E., 1228 ft. to a point in the center of said Jones Mill Road; thence along the center of said road, N. 43-15 W., 196.5 ft. to the point of beginning.

ALSO: That supplemental right-of-way agreement to Colonial Pipe Line Company, as recorded in Deed Book 958, Page 501, R.M.C. Office for Greenville County.