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GREENVILLE CO. S. C.
Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina
DORRIS S. TANNERLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gilbert T. Rivers and Jeanette Rivers

(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-Quarters 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.

August 1, 1993

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, Fairview Township, and being described according to a plat made by C. O. Riddle, L.S., No. 1347 on January 2, 1973, entitled "Property of Russell (Jack) Boyd" near Fountain Inn, S. C., and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at the intersection of Wham and Babb Town (Putman) Road, at a railroad spike and running near the center of Babb Town (Putman) Road, S. 23-04 E., 195 ft. to a nail and cap in said Road (this nail and cap measures N. 78-26 W., 32.55 ft. from an iron pin in the edge of Babb Town (Putman) Road, which point is the corner between the property of R. H. Body and Leake); thence S. 23-04 E., 76.56 ft. to a nail and bottle cap in Road (this line on bearing 23 degrees- 04 minutes has total footage of 271.56 ft.); thence continuing near the center of Babb Town (Putman) Road, S. 22-10 E., 180 ft. to an iron pin in or near the center of said Road; thence leaving Babb Town (Putman) Road and running thence S. 51-17 W., 263.4 ft. to a point in Wham Road (this line crosses an iron pin at the edge of Babb Town (Putman) Road 17.7 ft. from the point near the center of said Babb Town Road and will also cross an iron pin in the edge of Wham Road 8. 6 ft. from the point in Wham Road; thence along the Wham Road near the center point, N. 14-39 W., 177.8 ft. to a nail and bottle cap in or near the center of Wham Road; thence still along Wham Road, near the center line, N. 10-32 E., 416.05 ft. to a railroad spike in the center of the intersection of Wham and Babb Town (Putman) Roads.

The above described property contains 1.68 Acres, including all roads.