

OK

FILED
GREENVILLE

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:

Melvin C. McClellion and Betty P. McClellion

(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 Eighteen Thousand and 00/100

DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of Eight 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.

May 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, Austin Township, known and designated as 2.14 Acres, and being designated as Lot 2 on revised Plat of property of R. C. Ayers, Section No. 2, made by C. O. Riddle, dated February 27, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book VV, Page 47, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 14, at the corner of Lot No. 1 and running thence along the line of Lot No. 1, N. 83-39 E., 527.7 ft. to an iron pin in the line of the Joe Maxwell Estate; thence S. 9-20 E., 175 ft. to an iron pin at the rear corner of Lot 3; thence with said lot, S. 83-38 W., 537.9 ft. to a point in the center of said Highway; thence with the center of said Highway, N. 6-00 W., 175 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James M. and Joyce W. Bogle, to be recorded of even date herewith.