

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. DOYLE LAUNIUS AND ALTA FERNE LAUNIUS

(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 Fourteen Thousand and No/100

DOLLARS (\$ 14,000.00), with interest thereon from date at the rate of six (6%) 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.

November 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 Mauldin, Town of Mauldin, County of Greenville, and shown as Lot 63 on a plat of Peachtree Terrace, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "EE", page 189 and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Maple Drive at the joint front corner of Lots 63 and 64 and running thence with the joint line of said lots S. 47 E. 166.7 feet to an iron pin; thence N. 36 E. 100 feet to an iron pin at the joint rear corner of Lot 62 and Lot 63; thence with the joint line of said lots N 48-35 W. 161.2 feet to an iron pin on the southeastern side of Maple Drive; thence with the side of said Drive S/ 39-04 W. 95 feet to an iron pin at the point of beginning.

This being the same property as conveyed by F. S. Leake, Sr., F. S. Leake, Jr. and G. Sidney Garrett to Mortgagor to be recorded in the R.M.C. Office for Greenville County of even date herewith.