

MAY 12 11 57 AM '70

Fountain Inn Federal Savings & Loan Association
R.M.C.
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jake Sullivan and Narciss E. Sullivan

(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 Two Thousand and 00/100 - - - - - *** Note

DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of Seven & Nine Tenths 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, 1975

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, on the

Eastern side of the Shuffletown Road, and shown on a Plat entitled "partial land survey for H. E. Coggins and Blue Ridge Land Company" by J. Q. Bruce, dated 12/30/60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of the Shuffletown Road, at the corner of property now or formerly of Todd and running thence with the Todd line, N. 52-28 E., 807.2 ft. to an iron pin; thence N. 42-30 W., 200.4 ft. to an iron pin; thence N. 11-40 W., 300.3 ft. to an iron pin; thence N. 56-15 E., 651.4 ft. to an iron pin; thence N. 14 W., 253.4 ft. to an iron pin; thence N. 4-20 E., 617.8 ft. to an iron pin; near the center of Horse Pen Creek; thence along the Creek, as the line, the following courses and distances: N. 58-30 E., 348.5 ft.; N. 3-15 E., 231 ft.; N. 25-45 E., 263.3 ft., and N. 53 E., 403.3 ft. to an iron pin on the line of property now or formerly of Wood; thence with the Wood line, S. 5-30 W., 1353 ft. to an iron pin; thence S. 28 E., 1380.7 ft. to a point referred to on said Plat; thence along the line of a 38 A. tract adjoining thereto, S. 66-33 W., 757 ft., more or less, to an iron pin; thence S. 32-53 E., 442.7 ft. to a point near the center of the old Shuffletown Road; thence along the center of said road, N. 46-30 W., 542.5 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 686, Page 78.

*** Note Interest rate is subject to escalations as set forth in Note.

ACKNOWLEDGED:

Jake Sullivan
Narciss E. Sullivan