

FILED
GREENVILLE, CO. S. C.

BOOK 1182 PAGE 333

Fountain Inn Federal Savings & Loan Association

Fountain Inn, S. C.
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe F. Thomason and Marjorie Y. Thomason

(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 Forty-Five Thousand and 00/100 -----

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of Eight (8%) ***** Note**
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.

February 1, 1981

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 Northeastern side of Main Street, in the Town of Fountain Inn, and shown as Lot No. 2 on a 10 ft. adjacent strip on a Plat in the R.M.C. Office for Greenville County in Plat Book G, at Page 289, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Main Street and running thence N. 52-00 E., 130.7 ft. to an iron pin; thence N. 38-00 W., 75 ft. to an iron pin; thence S. 52-00 W., 130.7 ft. to an iron pin on the Eastern side of Main Street; thence with the side of said Street, S. 38-00 E., 75 ft. to an iron pin at the point of beginning.

ALSO: ALL that certain lot of land, with the improvements thereon, lying, being and situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot No. 3, in accordance with Plat of C. Maude Cannon Estate, made by W. J. Riddle, dated August, 1949, and recorded in Plat Book DD, at Page 40, and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin on the Northeastern side of Main Street and running thence N. 52 E., 130.7 ft. to an iron pin; thence S. 38 E., 97 ft. to an iron pin; thence S. 52 W., 130.7 ft. to an iron pin fronting on South Main Street and running thence along the edge of said Street right-of-way, N. 38 W., 97 ft. to an iron pin, being the point of beginning.

This is the same property as conveyed to the mortgagors by deed of Real Estate Fund, Inc.

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

ACKNOWLEDGED:

Joe F. Thomason
Marjorie Y. Thomason