

GREENVILLE CO. S. C.

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BOOK 1189 PAGE 222

OLLIE FARNSWORTH

R. H. C.

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:

James A. Fuller and Carolyn K. Fuller

(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 Seventeen Thousand, Five Hundred and 00/100 -----

DOLLARS (\$ 17,500.00), with interest thereon from date at the rate of Seven & One-Half 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.

April 1, 1996

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, being known and designated as Lot No. 1 on Plat made by Carolina Engineering and Surveying Company, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southeast side of Riley Road, corner of property of Thompson, which iron pin is 1,018.9 ft. Southwest from the corner of Welcome Road; thence with the line of the Thompson property, S. 67-08 E., 166.5 ft. to an iron pin corner of Paris Property; thence with the line of said Paris Property, S. 25-13 W., 100.1 ft. to an iron pin corner of Lot No. 2; thence with the line of said Lot, N. 66-50 W., 175.8 ft. to an iron pin on the Southeast side of Riley Road; thence with the Southeast side of said Road, N. 30-35 E., 100 ft. to the beginning corner.

This is the same property conveyed to the mortgagors by deed of W. L. Burger, to be recorded of even date herewith.