

AUG 16 9 19 AM 1985

BOOK 1004 PAGE 337

OLLIE F. NEWBORTH

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:

Douglas E. Greer

(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 00/100

DOLLARS (\$14,000.00), with interest thereon from date of the rate of Six & 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.

August 1, 1985

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, in Chick Springs Township containing 53.25 acres, more or less, less however 1 acre conveyed by the mortgagor to William P. Lockaby by deed recorded in Deed Book 697 at Page 219. The original 53.25 acre tract being described according to a plat by H. S. Brockman dated December 9, 1949 as follows:

BEGINNING at a stone, old corner, on Langley line and running thence N 41-30 E, 427 feet; thence N 2-15 E, 141 feet to a point on the bank of a road; thence leaving said road N 87-45 E, 627 feet to a stake on the abandoned Chick Springs Road; thence along said abandoned road S 68-45 E, 156.5 feet to a bend; thence S 75-15 E, 214 feet to a bend; thence N 67-15 E, 145 feet to a point in the present road; thence leaving said road N 82-15 E, 165 feet to a stake in a gully; thence along the line of J. W. Greer, S 23 E, 892 feet to a stone; thence S 69-30 W, 2,023 feet along the line of Harriston property to a stake near a large W. O.; thence N 59-45 W, 600.5 feet to a point in the abandoned Chick Springs Road near Enoree River; thence along said abandoned road N 31 E, 185 feet to an angle; thence N 29-15 E, 396 feet to a bend; thence N 37-30 E 165 feet to a bend; thence N 60-05 E, 189 feet to a point on the bank of a surfaced road; thence N 36-30 W, 195.5 feet to the beginning corner.

The 53.25 acre tract described above is the identical property conveyed to the mortgagor by deed of Blanche S. Ward et al, recorded in Deed Book 398 at Page 442.

ALSO:

All that lot of land in the State of South Carolina, County of Greenville in Chick Springs Township containing 2.5 acres more or less and joining the above tract on the northern side thereof and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern margin of Chick Springs Road at the northwest corner of the tract described above and running thence