

APR 25 2 57 PM 1987

CLERK OF COURTS
R.M.C.

BOOK 1055 PAGE 618

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:

Ronald E. Smith, Sr. and Jane E. Smith

(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 Twenty Thousand, Two Hundred Fifty and 00/100 - - -

DOLLARS (\$ 20,250.00), with interest thereon from date at the rate of Seven (7%) 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, 1987

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 the Town of Mauldin, being known and designated as lot 56 on a plat of Cedar Terrace, recorded in the R.M.C. Office for Greenville County in plat book "BBB", page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pinehurst Drive, at the joint front corner of lots 55 and 56, and running thence N. 30-33 E. 165 ft. to a point on the rear line of lot 52; thence with the line of lot 52, S. 64-40 E. 81.4 ft. to an iron pin; thence S. 9-36 W. 184.4 ft. to an iron pin on the southeastern side of Pinehurst Drive; thence with the side of said Drive, N. 59-27 W. 147 ft. to the point of beginning.

This property is conveyed subject to restrictive covenants of record in deed book 786, page 507, and is also subject to building set back line and drainage and utility easements as shown on said plat.

This is the same property conveyed to the mortgagors by deed of James. E. Dodenhoff, Jr. and Paul B. Costner, Jr. to be recorded of even date herewith.

SATISFIED AND CANCELLED OF RECORD

3rd DAY OF Oct. 19 85
Merrill Tankersley
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 2:18 O'CLOCK P.M. NO. 11728

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 91 PAGE 1125