

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } ss:

FILED  
 GREENVILLE CO. S. C.  
 MAY 3 1981  
 3 59 PM  
 MORTGAGE  
 Of Real Estate  
 R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. L. MADDOX AND DUFFIE H. MADDOX

(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 Twelve Thousand Five Hundred and No/100 -----

DOLLARS (\$ 12,500.00 ), with interest thereon from date at the rate of Six and One-Half per centum per annum, said principal and interest to be paid as therein stated, and (6 1/2%)

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, 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, containing 38.0 acres, more or less, and being about 2.5 miles northeast of the Town of Fountain Inn, County of Greenville, on the southwest side of the Jones Mill Road, and having according to a recent survey and plat prepared by Lewis C. Godsey, REG. L.S., May 31, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF, at Page 422, the following metes and bounds, to-wit;

BEGINNING AT A POINT in the center of the Jones Mill Road at the intersection of said road and an unnamed private road; thence along said private road, N. 89-30 W. 441.1 feet to a point in the center thereof; thence continuing along said private road, N. 68-45 W. 365.1 feet to a point in the center thereof; thence continuing along said private road, S. 40-00 W. 113.3 feet to a spike in said road where the same forks; thence S. 25-00 W. 1610.0 feet to an iron pin; thence S. 49-15 E. 935.0 feet to a point in the center of a creek; thence along the center of said creek the following traverse courses and distances: N. 17-15 E. 249 feet to a point; thence N. 27-05 E. 102.0 feet to a point; N. 25-00 E. 162.0 feet to a point; N. 89-35 E. 164.3 feet to a point; N. 77-45 E. 131.5 feet to a point; N. 40-25 E. 164.0 feet to a point where said creek intersects a small branch; thence with the center of said branch as the line the following traverse courses and distances; N. 68-45 W. 265.0 feet to a point; thence N. 22-00 W. 265.6 feet to an iron rail; thence along M. N. Jones Property, N. 40-00 E. 1228 feet to a point in the center of said Jones Mill Road; thence along the center of said road, N. 43-15 W. 196.5 feet to point of beginning.

There is excepted from the warranty provision of this deed such portion of the above tract as lies within the right-of-way of Jones Mill Road and a right-of-way given to Colonial Pipe Line Company, recorded in the R.M.C. Office for Greenville County in Deed Book 707, at Page 33.

This is the same property conveyed to Grantor by deed recorded in the R.M.C. Office for Greenville County in deed book 693, at Page 33.

FOR SATISFACTION TO THIS MORTGAGE SEE  
 SATISFACTION BOOK 13 PAGE 279

RECORDED AND CANCELLED OF RECORD  
 23 day of Jan. 1973  
 Bonnie S. Tankersley  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 4:14 O'CLOCK P. M. NO. 20799