

JUN 22 3 38 PM 1956

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:

Fletcher J. and Mildred M. Rector

(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 Six Thousand Five Hundred and no/100 - - - - -

DOLLARS (\$ 6500.00), with interest thereon from date at the rate of six (6%) 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.

July 1, 1971

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 Oak Lawn Township, containing 20 acres, more or less, and being a portion of Tract No. 1 on plat of property of Nellie H. Cason made by J. W. Riddle, Surveyor, in July, 1945. Said property being the remaining portion of 59.2 acres comprising all of Tract No. 1 as hereinafter referred to as being conveyed to the mortgagors on which the mortgagors have conveyed out 29 acres as will appear by deed recorded in the R.M.C. Office for Greenville County in Deed Book 537 at Page 537 and by deed of 11.03 acres by deed recorded in the Deed Book 548 at Page 306. The below stated description is the description of the 29.2 acres as conveyed to the mortgagors; however, this mortgage covers the remaining 20 acres, more or less, after the conveyances by the mortgagors as stated. Said Description as follows:

BEGINNING at an iron pin at corner of Tract No. 2 and on line of property owned by Clark, and running thence with Clark's line S. 85-15 E., 1101 feet to an iron pin; thence S. 66-02 E., 1391.3 feet to an iron pin; thence with the line of property of J. H. Campbell S. 67-30 E., 460 feet to an iron pin; thence S. 1-30 E. 921 feet to stone; thence continuing with the property line of Jenkins S. 3-00 E. 699.6 feet to an iron pin in center of County Road; thence with said County Road as a line S. 78-00 W. 250.8 feet to bend; thence continuing with center of said road as a line S. 83-30 W. 561 feet to an iron pin in the intersection of two County Roads; thence with the center of the other County Road as a line N. 9-00 E. 400 feet to bend; thence N. 7-00 E. 600 feet to an iron pin; thence with the line of Tract No. 2 N. 53-10 W. 2629.5 feet to the point of beginning.

This being a portion of the property as conveyed to the mortgagors by deed of T. F. Reid dated September 30, 1950 and recorded in the R.M.C. Office for Greenville County in Deed Book 420 at Page 542.