

OLLIE FARRINGTON
R. M. C.

BOOK 821 Page 103

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:

Lawrence A. Babb and Hazel S. Babb

(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 Ten Thousand Three Hundred and No/100

DOLLARS (\$ 10,300.00), with interest thereon from date at the rate of Six and One-Half (6½%) 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, 1975

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, Austin Township, Town of Simpsonville, on the south side of East Curtis Street and being shown and designated as Lot No. 1 on plat of Eastview Heights, prepared by C. O. Riddle, surveyor, dated June, 1958, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 00, at Page 144, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Curtis Street at the joint front corner of Lots 1 and 2 and running thence along the line of Lot 2 S. 8-13 E. 277.5 feet to an iron pin; thence N, 79-42 E. 105 feet to an iron pin at the rear corner of Lot 1 and property now or formerly of G. D. Tumblin; thence along the line of Lot 1 N. 8-13 W. 276 feet to an iron pin on the south side of East Curtis Street; thence along the south side of East Curtis Street S. 77-43 W. 105.3 feet to the beginning corner.

The above described property is conveyed subject to restrictions and protective covenants applicable to property of E. G. Whitmire, Jr., known as Eastview Heights dated August 13, 1958 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 605, at Page 233.

This being the same property as conveyed to Mortgagors by deed of L. E. King and Annette M. King of even date, to be recorded in the R.M.C. Office for Greenville County.

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