

JAN 6 9 28 AM 1962

OLLIE FARRNSWORTH
R. M. C.

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:

JAMES V. MINKLER & CATHERINE L. MINKLER

(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.

January 1, 1982

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, Town of Mauldin, and shown and designated as Lot 59 Maple Drive on a plat of Peachtree Terrace Subdivision, recorded in the R.M.C. Office for Greenville County in plat book EE, at Page 189 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Maple Drive at the joint front corner of Lots 59 and 60 and running thence with the joint lines of said lots N. 50-07 W. 174.1 feet to iron pin; thence S. 50-28 W. 75 feet to an iron pin; at the joint rear corner of Lots 59 and 58; thence S. 39-18 E. 174 feet to an iron pin at the joint front corner of Lots 59 and 58; thence with the northerly side of Maple Drive N. 49 E. 108 feet to an iron pin at the point of beginning.

This being the same property as conveyed to Mortgagors by deed of G. Sidney Garrett, et al of even date, to be recorded in the R.M.C. Office of Greenville County.