

FILED  
GREENVILLE CO. S. C.

BOOK 1171 PAGE 627

Nov 5 3 31 PM '70

Fountain Inn Federal Savings & Loan Association  
OLLIE FARNSWORTH  
R. M. C.

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COOPER & GIBBS REAL ESTATE, INC.

(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 AND NO/100

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of eight (8%) 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

December 1, 1990

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, near the Town of Simpsonville, being known and designated as Lot 22 on a Plat of the D. N. Mayfield Estate, prepared by J. Q. Bruce, Surveyor, dated November 4, 1952, and recorded in Plat Book CC, Page 199, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Holland Street, joint front corner with Lot 23, and running thence N. 68-55 E., 180 ft. to an iron pin; thence N. 21-05 W., 70 ft. to an iron pin; thence S. 68-55 W., 180 ft. to an iron pin on the Eastern edge of Holland Street; thence with the Eastern edge of Holland Street, S. 21-05 E., 70 ft. to the point of beginning.

This is the identical property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 887, Page 367.

\*\*\* Interest rate is subject to escalation provisions as set forth in note.

Acknowledged:

Cooper & Gibbs Real Estate, Inc.

By: Kenzie Z. Cooper  
President

By: Johnny H. Gibbs  
Vice President