

GREENVILLE CO. S. C.

DEC 18 3 21 PM '70

BOOK 1176 PAGE 147

OLLIE FARNSWORTH

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:

Donald F. Thomas and Jane G. Thomas

(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, Eight Hundred and 00/100 -----

DOLLARS (\$ 12,800.00), with interest thereon from date at the rate of Eight (8%) ^{*** Note} 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, in the Town of Fountain Inn, known and designated as Lot 56 and the Northwestern one-half (1/2) of lot 57, as shown on a Plat of Inn Circle Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 66, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Inn Circle, at the joint corner of lots 55 and 56 and running thence along the line of lot 55, S. 37 E., 150 ft. to an iron pin at the rear corner of lots 45 and 55; thence in a line through lot 57, S. 53 W., 150 ft. to a point on the Northeasterly side of Edwards Place; thence along the side of said Edwards Place, N. 43 W., 130 ft. to an iron pin near the corner of the intersection of Inn Circle and Edwards Place; thence with the curve of the said intersection to an iron pin on the Southeastern side of Inn Circle; thence with the side of said Circle, N. 53 E., 130 ft. to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Frank P. McGowan, Master, to be recorded herewith.

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

ACKNOWLEDGED:

Donald F. Thomas
Jane G. Thomas