

GREENVILLE CO. S. C.

APR 7 10 25 AM '71

BOOK 1186 PAGE 39

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:

Bobby B. Bonds and Erbie M. Bonds

(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 Seventeen Thousand and 00/100 -----

DOLLARS (\$ 17,000.00), 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.

June 1, 1996

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, on the Southern side of King Road and shown as 1.72 Acres on a Plat of property of E. G. Whitmire, Jr., by C. O. Riddle, dated March 3, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 41, Page 133, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of King Road, which iron pin is 346.6 ft., more or less, in an Easternly direction from the intersection of King Road and Howard Drive and running thence along the Southern edge of King Road, S. 88-40 E., 264 ft. to an iron pin on the property line of E. G. Whitmire, Jr.; thence with the property line of E. G. Whitmire, Jr., S. 1-20 W., 263.8 ft. to an iron pin; thence S. 82-45 W., 267 ft. to an iron pin; thence N. 1-20 E., 303.7 ft. to an iron pin on the Southern side of King Road, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of E. G. Whitmire, Jr., dated January 15, 1971.

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

ACKNOWLEDGED:

Bobby B. Bonds
Erbie M. Bonds