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GREENVILLE, CO. S. C.  
JUN 25 2 50 PM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1196 PAGE 474

**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:

**Felton L. Petty and Oma Jean G. Petty**

(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 Fifteen Thousand, Seven Hundred Fifty and No/100

DOLLARS (\$ 15,750.00.....), with interest thereon from date at the rate of Seven & Three-Fourths 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, 1986

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, being shown and designated as .94 Acres on a Plat of property of Pearl L. Kilpatrick prepared by C.O. Riddle, dated May 6, 1966, resurveyed and divided on December 18, 1970, and having, according, to said Plat the following metes and bounds, to-wit;

BEGINNING at an iron pin on the Northerly edge of Georgia Road at the joint corner with the property of A.L. and Bessie K. Snipes, W.P. Trotter and Pearl L. Kilpatrick, and running thence with the Snipes property line, N. 46-51 W., 198.2 ft. to an iron pin on the property line of W.W. Middleton; thence with the said line of Middleton property, N. 37-35 E., 149.9 ft. to an iron pin; thence continuing with the Middleton property line N. 32-23 E., 74.2 ft. to an iron pin; thence, S. 78-40 E., 157.3 ft. to an iron pin on the right-of-way of Augusta Road (U.S. Highway 25); thence with the said Augusta Road, S. 7-30 W., 159.5 ft. to an iron pin at the joint corner with the property of W.P. Trotter; thence with the line of the Trotter property, N. 82-10 W., 90.1 ft. to an iron pin; thence continuing with the line of the Trotter property, S. 10-51 W., 209.95 ft. to an iron pin, being the point of beginning.