

FEB 19 3 19 PM '70

BOOK 1148 PAGE 457

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:

Lee Mitchell Talley and Shirley Jane Talley

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

***** Note**

DOLLARS (\$ 15,200.00), with interest thereon from date at the rate of Seven & Nine-Tenths 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, 1995

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 known and designated as Lots 17 and 18 of Plat of Mary E. Leake Property made by Lewis C. Godsey, February 21, 1959, and recorded in Plat Book "00", Page 416, R.M.C. Office for Greenville County and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin on the eastern side of a new cut road, joint front corner with Lot 16 and running thence along Lot 16, N. 28-28 E., 158.6 ft. to an iron pin; thence N. 56-0 W., 160 ft. to an iron pin; thence S. 28-30 W., 200 ft. to an iron pin on edge of said road; thence along the curvature of said road, N. 51-26 E., 40 ft.; thence S. 81-47 E., 40 ft.; thence S. 39-30 E., 35 ft.; thence S. 23-50 E., 23 ft. to an iron pin; thence S. 62-0 E., 60 ft. to an iron pin, being the point of beginning.

This being the same property as conveyed to the mortgagor, Shirley Jane Talley by deed recorded in the R.M.C. Office for Greenville County in Deed Book 792, Page 339. A one-half (1/2) interest was conveyed to the mortgagor, Lee Mitchell Talley, in deed book 820, Page 37.

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

ACKNOWLEDGED:

Lee Mitchell Talley
Shirley Jane Talley