

FILED GREENVILLE CO. S. C.

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Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE, and } ss:
COUNTY OF LAURENS

MORTGAGE
Of Real Estate

OLLIE ... NORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HOWARD BALCOMBE AND DORIS G. BALCOMBE

(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 Fourteen Thousand Five Hundred and No/100

DOLLARS (\$ 14,500.00), with interest thereon from date at the rate of Six (6%) 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.

February 1, 1984

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 and County of Laurens on the southern side of Nash Mill Road and shown as 12.5 acres, on a plat of property of Howard and Doris G. Balcombe, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "XX" at Page 135, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin near the center of Nash Mill Road at the joint corner of property now or formerly of Pratt Balcombe and running thence with the Pratt Balcombe line S. 5-30 W. 419 feet to an iron pin; thence with the property of Nannie Balcombe S. 5-30 W. 390 feet to an iron pin on the line of property of J. H. Bragg; thence with the Bragg line S. 89-20 E. 660 feet to an iron pin on the line of property of Bruce Balcombe; thence with the Bruce Balcombe line N. 24-00 E. 584.4 feet to an iron pin on the southern side of Nash Mill Road; thence crossing Nash Mill Road N. 56-20 W. 411.2 feet to an iron pin; thence S. 27-30 W. 369 feet to an iron pin; thence N. 55 W. 73 feet to an iron pin; thence N. 24-48 E. 89 feet to an iron pin; thence N. 22-03 E. 250 feet to an iron pin; thence S. 89-45 W. 355.2 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 726, at Page 622.