

JUN 28 3 27 PM 1965

BOOK 999 PAGE 259

OLLIE EARNSWORTH
R. M. C.

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF LAURENS } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REAL ESTATE FUND, INC., by its duly authorized officers, Walter W. Goldsmith, Pres. and A. E. Green, Sec.

(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 **Sixty Thousand and 00/100**

DOLLARS (\$ **60,000.00**), with interest thereon from date at the rate of **Six** 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.

July 1, 1975

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 **Laurens, City of Laurens, containing 7.31 acres, more or less, and being bound on the North by Fleming Street, on the East by C. & W.C. Railway Company; on the South by lands now or formerly of Laurens Cotton Mills, and on the South and West by lands of Laurens Cemetary, being the parcel first described in a deed from Virginia-Carolina Chemical Company to Southern Oil Company on December 12, 1901, and recorded in Deed Book 9-P, at page 336, except for a tract hereinafter described as Lot 1 on Plat of J. Mac Richardson, and tract designated as Lot A on Plat made by J. Mac Richardson. The greater portions of this tract are shown on two plats made by J. Mac Richardson—one dated September 30, 1959, recorded in Plat Book 14, at page 277, and the other dated February 2, 1960, recorded in Plat Book 14, at page 276, in the Clerk of Court's Office for Laurens County.**

The portions on these plats, which are excluded from this mortgage as above stated, are shown as Lot 1 on plat dated September 30, 1959, as said tract is presently subject to mortgage to Security Life & Trust Company, which mortgage is recorded in Mortgage Book 165, at page 226, and the other tract is designated as Lot A on plat dated February 2, 1960, as said tract has been sold to John A. and Helen T. Flegas by deed recorded in Deed Book 157, at page 391, in the Clerk of Court's Office for Laurens County.

This is the same property, less the above exceptions, deeded to the mortgagor by deed of Robert A. Dobson and G. B. Nalley, recorded in Deed Book 136, at page 28, and also correction deed recorded in Deed Book 144, at page 155 in the Clerk of Court's Office for Laurens County.