

JUL 25 2 26 PM '69

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:

Russell H. Boyd and Lucia R. Boyd

(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 Ten Thousand and 00/100 - - - - -

*** Note

DOLLARS (\$ 10,000.00), 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.

August 1, 1979

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 Fountain Inn, containing 6.11 Acres, according to a plat of property of Russell (Jack) Boyd, prepared by C. O. Riddle, Surveyor, dated August 23, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book FFF, Page 88, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Babbtown Road, joint front corner with property formerly of Frank S. Leake, Sr., and running thence with the line of said Leake Tract, S. 78-26 E., 734.5 ft. to an iron pin; thence along line of H. A. Rodgers, S. 80-33 E., 245 ft. to a metal fence post; thence along the line of Etta G. Dean, S. 53-01 W., 275.5 ft. to a 12" concrete pipe; thence N. 67-07 W., 552.4 ft. to a point in the center of Babbtown Road; thence with the center of said Road, N. 22-10 W., 537.4 ft. to a nail in said Road; thence continuing with the center of said Road, N. 23 W., 76.56 ft. to the point of beginning.

ALSO: ALL that lot of land in the said State and County adjoining the tract described above on the Southerly side, containing 1.42 Acres, according to a Plat of property of Russell (Jack) Boyd by C. O. Riddle, Surveyor, dated March 21, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 203, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Babbtown Road, joint corner with the tract described above, and running thence along the line of said tract, N. 67-07 E., 552.4 ft. to a 12" concrete pipe; thence S. 89-32 E., 67.4 ft. to an iron pin; thence S. 57-12 W., 59.1 ft. to an iron pin; thence S. 32-56 W., 188 ft. to an iron pin on the line of Etta G. Dean; thence S. 74-31 W., 406.7 ft. to a nail in the center of Babbtown Road; thence with the center of said Road, N. 21-04 W., 90 ft. to the point of beginning.

Reference is hereby made to the following deeds to the mortgagors: Deed Book 749, Page 67, Deed Book 737, Page 77, and Deed Book 660, Page 114.

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

ACKNOWLEDGED:

Russell H. Boyd
Lucia R. Boyd