

GREENVILLE CO., S. C.
OCT 31 2 46 PM '69
OLLIE FARNSWORTH
R.M.C.

BOOK 1141 PAGE 33

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:

JAMES J. TRAVIS

(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 Seven Thousand and 00/100 - - - - - ***** Note *****

DOLLARS (\$ 7,000.00), 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.

January 1, 1985

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, designated as Lot 151, Section 3, of Westcliff Subdivision, as shown on a Plat prepared by Piedmont Engineers & Architects, dated December 11, 1963, revised September 24, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Pages 72, 73, 74 & 75, and being more particularly described, to-wit:

BEGINNING at an iron pin on the Western side of Saluda Circle; thence running with the joint line of Lots 151 and 152, S. 11-45 W., 162.1 ft. to a point on Saluda Lake; thence with the bank of Saluda Lake, S. 66-47 W., 104.5 ft.; thence continuing with Saluda Lake, S. 76-31 W., 48.8 ft. to a point; thence with the joint line of lots 150 and 151, N. 17-10 E., 232 ft.; thence still with the joint line of lots 150 and 151, N. 70-38 E., 100 ft. to an iron pin on the Western side of Saluda Circle; thence along the Western side of Saluda Circle, S. 6-18 W., 25.4 ft. to a point; thence still with the western side of said Circle, S. 41-56 E., 24.6 ft. to an iron pin being the point of beginning.

LESS; HOWEVER; That portion of the above described Lot 151 deeded to Larry A. & Judie C. McKinney by I. H. Philpot, as Trustee and recorded in the R.M.C. Office for Greenville County in Deed Book 833, Page 122, and having, according to Plat VVV, Page 103, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Saluda Circle, at the old joint front corner of lots 151 and 150 and running thence S. 70-38 W., 100 ft. to a point; thence N. 74-54 E., 96.78 ft. to an iron pin on the Western side of Saluda Circle; thence with Saluda Circle, N. 6-18 E., 8 ft. to the point of beginning.

The above described Lot 151 is the same as conveyed to the mortgagor in Deed recorded in the R.M.C. Office for Greenville County in Deed Book 843, Page 489.

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

ACKNOWLEDGED:

James J. Travis