

GREENVILLE CO. S. C.

APR 7 3 39 PM '70

BOOK 1152 PAGE 67

OLLIE FARNSWORTH

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:

William D. Lanier and Billie K. Lanier

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

DOLLARS (\$ 18,000.00), 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.

April 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, near the Corporate Limits of the Town of Simpsonville, being known and designated as Lot 3 on a Plat entitled "Eastview Heights, Property of E. G. Whitmire, Simpsonville, South Carolina" made by C. O. Riddle, Surveyor, June, 1958, recorded in Plat Book 00, Pages 144 and 145, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of East Curtis Street, at the joint front corner with Lot of Roy King, and running thence with the Southern side of said Street, N. 77-43 E., 105.2 ft. to an iron pin at the joint front corner with Lot 2; thence with the joint line of said Lot 2, S. 8-13 E., 172.8 ft. to an iron pin, back joint corner with Lot 4; thence with the joint line of said lot 4, S. 77-47 W., 101.3 ft. to an iron pin, back joint corner with the Roy King lot; thence with the joint line of lot of said Roy King, N. 9-29 W., 172.2 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of Levis L. Gilstrap, to be recorded of even date herewith.

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

ACKNOWLEDGED:

William D. Lanier
Billie K. Lanier