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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:

Marvin R. Padgett and Margaret E. Padgett

(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 Twelve Thousand and 00/100 -----

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Eight (8%) percent 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, 1986

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, Austin Township, containing 9.02 Acres, more or less, and having, according to a deed recorded in Deed Book 205 at Page 393, the following metes and bounds, to-wit:

BEGINNING at a stone in a field and running thence N. 54-10 E., 12.50 to a stone; thence N. 14-45 W., 5.13 to a pin in Georgia Road; thence along said Road, S. 83-40 W., 7.14 to a bend in said Road; thence continuing with said Road, S. 57-50 W., 4.65 to an iron pin; thence S. 14 E., 9.24 to the point of beginning.

LESS, HOWEVER, a tract containing 1.90 acres, more or less, previously conveyed from the above described tract by deed of G. P. Garrett to John Ansel Mayfield dated September 23, 1950 and recorded in Deed Book 419 at page 441.

This is the same property conveyed to the mortgagors by deed of James Preston Garrett, to be recorded of even date herewith.

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

ACKNOWLEDGED:

Marvin R. Padgett
Marvin R. Padgett

Margaret E. Padgett
Margaret E. Padgett