

FILED
GREENVILLE CO. S. C.

JUL 19 3 56 PM '71

OLLIE FARNSWORTH
STATE 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:

Morgan T. Milford & Larry H. McCalla

(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 Forty-Eight Thousand, Five Hundred and No/100 -----DOLLARS (\$ 48,500.00), with interest thereon from date at the rate of Eight 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.

November 1, 1981

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 Simpsonville, containing one acre, according to a plat prepared by C.O. Riddle, Surveyor, dated August 13, 1970 and recorded in Plat Book _____ at page _____ in the 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 northerly edge of S.C. Highway No. 14, joint front corner with property of Leake, and running thence with the northerly edge of the right of way of said Highway No. 14, N. 71-23 W. 202.7 feet to an iron pin at the northeastern corner of the intersection of S.C. Highway No. 14 and a county street or road leading into property of Hillcrest Hospital; thence along the easterly edge of said street or road, N.8-21 E. 188 feet to an iron pin; thence S. 71-23 E. 270.6 fddt to an iron pin on the line of property of Buchannon; thence along the line of Buchannon, S. 0-05 W. 57 feet to an old iron pin; thence along the line of property of Leake, N. 76 W. 44.6 feet to an old iron pin; thence S. 22-12 W. 127.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by Deed of Graves W. Richardson and Joyce Richardson recorded in the R.M.C. Office for Greenville County in Deed Book 897, Page 334.