

FILED
GREENVILLE CO. S. C.

BOOK 1203 PAGE 384

SEP 30 2 06 PM '71

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:

Dean Roger Langston and Linda Kay Mayse Langston

(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, Four Hundred and 00/100 -----

DOLLARS (\$ 12,400.00), with interest thereon from date at the rate of Seven & One-Half 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.

September 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, as is more fully shown on a Plat entitled "Property of Ronnie Mauldin, prepared June 24, 1970, by Carolina Engineering and Surveying Company, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Jonesville Road, at a point lying 367 ft. West of the intersection of Jonesville Road and Scuffletown Road, and running thence S. 30-05 E., 375 ft. to an iron pin; thence S. 71-10 W., 250 ft. to an iron pin; thence N. 30-15 W., 371.8 ft. to a point in the center line of Jonesville Road; thence with the center line of said road the following courses and distances: N. 67-30 E., 40 ft.; N. 69-27 E., 45 ft.; N. 71-10 E., 100 ft. and N. 72-41 E., 64.3 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ronnie Mauldin, to be recorded of even date herewith.