

GREENVILLE CO. S. C.
OLLIE FARNSWORTH
Nov 8 3 28 P.M. C.
OLLIE FARNSWORTH
R. H. C.

BOOK 1212 PAGE 532

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:

John S. McGee and Bonnie G. McGee

(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 Twenty Thousand and 00/100

DOLLARS (\$ 20,000.00), 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.

November 1, 1991

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, Grove Township, being known and designated as a 4.19 Acre Tract and a 1.65 Acre Tract on a Plat of the property of Barnett F. Cleveland, prepared by J. C. Hill, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 81. Said lots are more particularly described as follows:

4.19 Acre Tract: BEGINNING at a point on the Southern side of Mac's Road, at the joint corner with a 1.65 Acre Tract and running thence N. 9-30 W., 742 ft. to a branch; thence with said branch as a line, 655 ft., more or less, in an easterly direction to a point on Mac's Road; thence in a Southwesterly direction with the edge of Mac's Road, 695 ft. to the point of beginning.

1.65 Acre Tract: BEGINNING at a point on the Northern side of Mac's Road, joint front corner with the above tract and running thence with the Northern edge of said Road, N. 69 W., 527.5 ft., to a point in said Road; thence N. 4-50 E., 277.2 ft. to a point; thence S. 52 E., 726 ft. to the point of beginning.

LESS, HOWEVER; a portion of the 1.65 Acre Tract heretofore conveyed by the mortgagors to John S. McGee, Jr., by deed recorded in the R.M.C. Office for Greenville County in Deed Book 767, Page 11.