

FILED
GREENVILLE CO. S. C.

MAY 23 3 39 PM '72

BOOK 1234 PAGE 370

OLLIE FARNSWORTH
R. F.

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:

Fredrick J. Klopper and Carolyn C. Klopper

(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-Two Thousand and 00/100** -----

DOLLARS (\$ **22,000.00**.....), 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.

October 1, 1997

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 1.88 Acres, more or less, according to a Plat prepared by C. O. Riddle, dated December 29, 1971, and having the following metes and bounds, to-wit:

BEGINNING at a spike in center of East Georgia Road, 3,020.5 ft. North from intersection of said Road with Bethany Road and running thence along other property of R. L. Cooper, Jr. crossing an iron pin 25.6 ft. from center of Road; thence S. 63-58 E., 426.4 ft. to an iron pin; thence along other property of R. L. Cooper, Jr., N. 25-19 E., 200.7 ft. to a point along line of 5.98 acre tract of land belonging to R. L. Cooper, Jr., thence along line of 5.98 Acre tract, N. 64-41 W., 400 ft. to center of Road crossing an iron pin 27.3 ft. from center of East Georgia Road; thence with the center of said Road, S. 32-54 W., 197 ft. to a spike at the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 940, Page 182.