

GREENVILLE S.C.

JUN 2 1977

BOOK 1236 PAGE 87

OLLIE FARNSWORTH

R.M.C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ted Harrison Stewart and Bernice D. Stewart

(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 **Nineteen Thousand and 00/100**

DOLLARS (\$ 19,000.00), 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.

July 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, on the Southern side of Chapman Road and shown as 2.02 Acres on a Plat made by Carolina Engineering Company dated October 24, 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Chapman Road, at the joint corner of property of A. M. Stewart and running thence with the joint line of said property, S. 20-49 E., 893.7 ft. to an iron pin on or near a creek; thence S. 82-49 W., 100 ft. to an iron pin at the joint corner with land of Thompson; thence with the Thompson line, N. 21-0 W., 870.4 ft. to an iron pin on the Southern side of Chapman Road; thence along the side of said road, N. 69-20 E., 100 ft. to an iron pin 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 911, PAGE 100.

ALSO: A .75 Acre Tract adjoining the above described property, being located in the County and State aforesaid, and shown and designated as Tract "B", on a survey for Ted Harrison Stewart and Bernice D. Stewart, dated May, 1972, and prepared by John E. Woods, R.L.S., which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 40, Page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Chapman Road, at the joint front corner of Tracts "A" and "B" and running thence with the Southern edge of Chapman Road, S. 68-30 W., 100.0 ft. to a N.I.P.; thence leaving Chapman Road and running with the joint line of property of J. T. Stewart, S. 23-19 E., 326.7 ft. to a N.I.P.; thence still with property of J. T. Stewart, N. 68-30 E., 100.0 ft. to a N.I.P. on property line of Tract "A"; thence with the line of Tract "A", N. 23-19 W., 326.7 ft. to the point of beginning.

THIS IS THE SAME PROPERTY CONVEYED TO THE MORTGAGORS BY DEED OF JIMMIE T. STEWART, TO BE RECORDED OF EVEN DATE HEREWITH.