

FILED
GREENVILLE CO. S. C.
AUG 28 3 46 PM '72
ELIZABETH RIDDLE
R.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:

James W. Overbay

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

DOLLARS (\$ 32,000.00 ...), 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.

December 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

Southerly side of Singing Pines Drive, shown as Lot No. 9 on a Plat of Riverwood Subdivision, Property of Norman S. Garrison, Jr., and Bobby G. Sexton, prepared by C. L. Riddle, dated April, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book NNN, Page 19, and being further described as follows:

BEGINNING at an iron pin on the Southern side of Singing Pines Drive, at the joint corner of Lots 9 and 10 and running thence along the line of Lot 10, S. 30-00 W., 200 ft. to an iron pin in the line of Lot 16; thence along the line of Lot 16, N. 60-00 W., 200 ft. to an iron pin on the Southeastern side of Singing Pines Drive; thence along Singing Pines Drive, N. 30-00 E., 200 ft. to an iron pin; thence along the curve of Singing Pines Drive (the chord of which is N. 75-00 E., 35.5 ft.) to an iron pin on Singing Pines Drive ; thence along Singing Pines Drive, S. 60-00 E., 175 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M. C. Office for Greenville County in Deed Book 951, Page 593.