

NOV 7 3 40 PM '72

BOOK 1256 PAGE 326

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:

Robert C. Stratton, Jr.

(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-Eight Thousand and 00/100

DOLLARS (\$ 28,000.00), 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.

February 1, 1998

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, shown as 9.42 Acres on a Plat entitled "Property of Jenk's, Inc." by C. O. Riddle, dated January 7, 1972, as revised on April 29, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 45, Page 47, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of S. C. Highway 418, at the joint corner of a 5.08 Acre tract which is also the property of the mortgagor herein and running thence along the said Highway, N. 67-30 E., 416.8 ft. to an iron pin; thence N. 70-36 E., 179 ft. to an iron pin; thence N. 67-30 E., 178.4 ft. to an iron pin on the western bank of the Reedy River; thence along the center of said River, as the line, the traverse of which is S. 67-54 W., 104.6 ft.; S. 37-09 W., 105.1 ft.; S. 32-14 W., 372 ft.; S. 10-18 W., 99.6 ft. and S. 4-38 E., 117.6 ft. to an iron pin which iron pin is 40 ft. from the center of the Reedy River; thence S. 45-25 W., 178.5 ft. to an iron pin near the center of the Duke Power Company right-of-way as shown on said plat; thence along the center of said right-of-way, N. 89-04 W., 621.6 ft. to an iron pin; thence N. 20-58 E., 330.4 ft. to an iron pin; thence N. 41-28 E., 349.3 ft. to the southern side of Highway 418, at the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 940, Page 187.