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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1281 PAGE 236

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:

Grady Ritchie and Brenda K. Ritchie

(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, Seven Hundred Fifty and 00/100-----

DOLLARS (\$ 20,750.00.....), with interest thereon from date at the rate of Seven & Three-Quarter 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, 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, Austin Township, containing 3.92 Acres, more or less, according to a Plat and survey made by C. O. Riddle, Surveyor, in April, 1971, and having, according to said Plat, the following courses and distances:

BEGINNING at a nail and bottle cap in the center of East Georgia Road, near the intersection of the Old Georgia Road and Goodwin Road, with said East Georgia Road, and running thence with the center of said East Georgia Road, N. 52-31 E., 209 ft. to a nail and bottle cap in center of said Road, corner with property of J. E. Lawson; thence S. 57-15 E., crossing an iron pin in the edge of said East Georgia Road, 29.2 ft. from said point along the joint line of other property of J. E. Lawson a total distance of 835.5 ft. to an iron pin at corner with other property of J. E. Lawson, on the line of Mable H. Lawson; thence with the joint line of said Mable H. Lawson, S. 33-42 W., 196.6 ft. to a stone, corner of lands of said Mable H. Lawson and J. C. Goodwin; thence with the joint line of Goodwin, N. 57-15 W., 903.2 ft. crossing an iron pin in the Eastern edge of said Goodwin Road, 92.3 ft. before reaching a nail and bottle cap in the center of said East Georgia Road, the point of beginning. Bounded by East Georgia Road, J. E. Lawson, Mable H. Lawson, J. C. Goodwin, Old Georgia Road and Goodwin Road.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 914, Page 221.