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GREENVILLE CO. S. C.

JUN 23 3 26 PM '69

BOOK 1129 PAGE 409

OLLIE FARNSWORTH

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 Robert Gault

(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 Sixteen Thousand, Two Hundred and 00/100 - - - -

DOLLARS (\$ 16,200.00 ), with interest thereon from date at the rate of Seven (7%) \*\*\* Note 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.

September 1, 1994

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, Hopewell Community, shown as 5.00 acres on a plat entitled "Property of James Robert Gault" by Campbell and Clarkson, dated April 6, 1968, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book ZZZ, Page 7, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of a County Road called Richardson Road, at the joint corner of a 7.41 acre tract owned by J. E. Russell and running thence with the Russell Line, S. 50-19 E., 996.75 ft. to an iron pin on property of Lewis Thackston; thence with the Thackston line, N. 29-15 E., 93.5 ft. to an iron pin near the center of a branch; thence along other property of Russell, N. 28-51 W., 716.5 ft. to a point near the center of Richardson Road; thence along center of said Richardson Road, the following courses and distances, N. 85-36 W., 182.9 ft.; S. 82-38 W., 100 ft.; S. 71-55 W., 100 ft. and S. 64-42 W., 100 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 853, Page 469.

\*\*\* Interest rate is subject to escalation provisions as set forth in Note.

Acknowledged:

James Robert Gault  
Inddy Jay C. Gault