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OLLIE FARNSWORTH
R. M. C.

BOOK 1131 PAGE 432

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:

Leake & Garrett, Inc.

(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 and 00/100 - - - - -

*** Note

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of Seven & Nine-Tenths per centum per annum, said principal and interest to be paid as therein stated, and (7.9)

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.

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, Town of Mauldin, being known and designated as Lot 81 on a plat of Bishop Heights Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the Northwestern edge of Garrett Street, at the joint front corner of lots 80 and 81 and running thence with the line of Lot 80, N. 64-18 W., 200 ft. to an iron pin on the line of Lot 89, thence turning and running N. 25-42 E., 105 ft. to an iron pin on the joint rear corner of lots 81 and 82; thence with the line of Lot 82, S. 64-18 E., 200 ft. to an iron pin on the Northwestern edge of Garrett Street; thence with said Street, S. 25-42 W., 105 ft. to the point of beginning.

This is a portion of that property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 793, Page 83.

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

ACKNOWLEDGED:

LEAKE & GARRETT, INC.

By: [Signature] President

[Signature] Secretary