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GREENVILLE, CO. S. C.

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BOOK 1236 PAGE 169

DONNIE S. TANKERSLEY
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:

C. D. Beasley and Marion Beasley

(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 Five Thousand, Five Hundred and 00/100-----

DOLLARS (\$ 5,500.00), 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.

February 1, 1988

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 Fountain Inn, designated as Lots 2 and 7 in accordance with Plat of Marion and C. D. Beasley, prepared by William R. McCoy, dated February 18, 1969, and being more full described according to said Plat, to-wit:

BEGINNING at an iron pin on the Northeastern side of Weston Street, on the Southern side of a 12 ft. alley or street and running thence along said alley, N. 50-27 E., 126.6 ft. to an iron pin; thence S. 50-16 E., 67 ft. to an iron pin at the joint rear corner of lots 6 and 7; thence along lots 6 and 3, S. 50-00 W., 140.6 ft. to an iron pin on the Northeastern side of Weston Street; thence along the side of said Street, N. 38-31 W., 67 ft. to an iron pin at the point of beginning.