

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss: DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:
WILLIAM F. FINNELL AND GRACE A. FINNELL

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED 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 Thirty Seven Thousand, Two Hundred and No/100-----

DOLLARS (\$ 37,200.00), with interest thereon from date at the rate of 8.75 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 January 1, 2006

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

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, east of Simpsonville, South Carolina, being known and designated as Lot No. 26 of a subdivision known as Coachwood Forest, Phase I as shown on a plat thereof prepared by J. L. Montgomery, III, R.P.S. dated February-March, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5 R at page 14, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Coachman Drive, joint front corner of Lots Nos. 25 and 26 and running thence with the center of said drive, S. 54-20 E. 131.18 feet to an iron pin; thence continuing with the center of said drive, S. 45-48 E. 79 feet to an iron pin in the center of said drive, joint front corner of Lots Nos. 26 and 27; thence with the joint line of said lots, S. 39-01 W. 526.6 feet to an iron pin in the line of Lot 24; thence with the line of Lot No. 24, N. 63-56 W. 150 feet to an iron pin, joint rear corner of Lots No. 25 and 26; thence with the joint line of said lots, N. 32-34 E. 563.52 feet to an iron pin in the center of Coachman Drive, the point of beginning. Said property contains 2.25 acres, more or less, according to said plat. The property is subject to a 150 foot set back line and is subject to the right of way of Coachman Drive. This conveyance is further subject to restrictions recorded in the RMC Office for Greenville County in Deed Book 1033 at page 268, together with such other easements and rights-of-way as appear on the premises, the recorded plat or from the courthouse records.

This property is a portion of the property conveyed to the Mortgagors by Frank P. McGowan, as Master, by deed dated July 10, 1975 and recorded in the RMC Office for Greenville County in Deed Volume 1021 at page 51. This deed was recorded July 11, 1975.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
PS. 11213
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