

GREENVILLE CO. S. C.

1389 980

United Federal Savings and Loan Association

DONNIE S. TANKERSLEY
R.M.C.

Trade Street
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. BURGER

(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 FOUR HUNDRED AND NO/100

DOLLARS (\$ 37,400.00), with interest thereon from date at the rate of EIGHT & THREE/FOURTHS 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.

June 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 Greenville, about seven miles southwest of the City of Greenville, being known and designated as Lot No. 33B, being shown as a portion of Lot No. 33, of the Property of William R. Timmons, Jr., according to a plat of record in the RMC Office for Greenville County in Plat Book 000 at page 193 and also shown on a more recent plat drawn for James E. Burger, by Carolina Surveying Co., dated January 17, 1977, recorded in Plat Book 6A at page 55, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 5 and 33B on the northern side of Acton Street; thence along said Acton Street, S. 58-11 W., 31.4 feet to an iron pin; thence S. 73-23 W., 252.7 feet to an iron pin; thence following the curvature of the northwestern intersection of Driftwood Drive and Acton Street (the chord of which is N. 61-35 W.,) 35.3 feet to an iron pin; thence continuing with Driftwood Drive, N. 23-39 W., 100.2 feet to an iron pin; thence still with Driftwood Drive, N. 30-41 W., 21.7 feet to an iron pin; thence with the joint line of Lots No. 33A and 33B, N. 72-38 E., 230.8 feet to an iron pin; thence with the joint line of Lot No. 5, S. 48-45 E., 178.3 feet to an iron pin on the northern side of Acton Street, the point of beginning.

This is the same property conveyed to the mortgagor by Deed of James E. Burger, dated February 23, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1051 at page 490.

