201 Trade Street, Fountain Inn, South Carolina 29644

## United Federal Savings and Loan Association

Fountain Inp. South Carolina

2001 1402 PAGE 373

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

\_\_ IN 28 | 12 37 PM 17

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERNE

RICHARD A. BENDER and HARRIET A. BENDER

(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 FIFTY TWO THOUSAND AND NO/100-----

DOLLARS (\$ 52,000.00 \_\_\_\_), with interest thereon from date at the rate of EIGHT & ONE-HALF 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.

<u>September 1, 2007</u>

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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 19 of a Subdivision known as Stone Lake Heights, Section No. 4, as shown on a plat thereof prepared by Piedmont Engineers and Architects, July 8, 1964, revised October and December 1965, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 159, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern edge of Harbor Oaks Drive, joint front corner of Lots 18 and 19, and running thence along the joint line of said lots, N 26-19 E 189.1 feet to an iron pin at the joint rear corner of Lots Nos. 17, 18, and 19; thence along the joint line of Lots 17 and 19, following the center line of a 10-foot utility easement, N 2-10 W 128.0 feet to a point in a creek, the joint rear corner of Lots 17 and 19; thence following the meanders of said creek as the line, a traverse line being S 82-15 W 125.7 feet, to a point in said creek, the joint rear corner of Lots 19 and 20; thence along the joint line of said lots, S 9-00 W 256.6 feet to an iron pin on the northern edge of Harbor Oaks Drive, thence along the northern edge of Harbor Oaks Drive, following the curvature thereof, the chord being S 72-32 E 90.0 feet, to the beginning corner.

Being the same conveyed to the Mortgagor by deed from Eugene B. Stone, Jr., et al, dated March 25, 1977, recorded April 5, 1977, in said R.M.C. Office in Deeds Book 1054, Page 130 and deed from Eugene E. Stone, Jr., et al., dated January 7, 1977, recorded April 5, 1977, in said R.M.C. Office in Deeds Book 1054, Page 124.

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