

DONNIE S. TANKERSLEY
R.H.C.

United Federal Savings and 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:

William A. Boggs and Barbara G. Boggs

(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 Thirteen Thousand and 00/100-----

DOLLARS (\$ 13,000.00), with interest thereon from date at the rate of Nine (9%) 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.

August 1, 1989

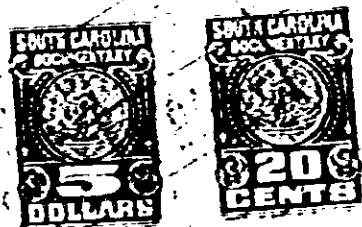
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the Town of Fountain Inn, being known and designated as all of Lot 1 and a portion of Lot 2, as shown on a Plat of a Subdivision of property of J. W. Givens, dated March 10, 1910, recorded in Plat Book E, Pages 280 and 281, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of North Main Street and Georgia Road, and running thence along the edge of said North Main Street, N. 63-34 W., 140 ft. to an iron pin at the corner of property, formerly of H. N. Gault, now owned by Joyce P. Howard LaMontagne; thence S. 25-3/4 W., 150 ft. passing through the center of a well to an iron pin; thence S. 63-3/4 E., 76 ft. to an iron pin on the North-westerly edge of Georgia Road; thence along the edge of said Road, 150.5 ft. to the point of beginning.

LESS, HOWEVER, any portion of said lot as may have been taken or contained for highway rights-of-way.

This is the same property conveyed to the mortgagors by deed of Lois B. Thompson to be recorded of even date herewith.



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