

FILED
GREENVILLE CO. S. C.

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RODNEY S. JANKERSLEY

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:

BOB G. SEXTON & CO., INC.

(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 FORTY-SIX THOUSAND EIGHT HUNDRED AND 00/100-----

DOLLARS (\$ 46,800.00), 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

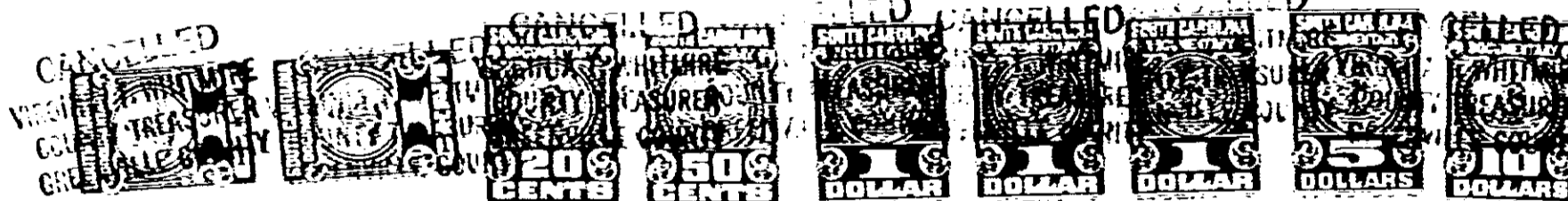
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

June 1, 2005

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, being known and designated as Lot no. 17 on a plat of Holly Tree Plantation, Phase II, recorded in plat book 5D at page 47, prepared by Piedmont Engineers and Architects and dated January 10, 1974 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Holly Tree Lane, at the joint front corner of lots 17 and 34 and running thence along Holly Tree Lane, N. 66-59 E., 110 feet to an iron pin; thence S. 65-26 E., 33.70 feet to an iron pin; thence along Hollymont Court, the following courses and distances: S. 17-52 E., 44 feet to an iron pin; thence S. 13-59 E., 72.05 feet to an iron pin; thence S. 7-41 E., 78.83 feet to an iron pin; thence across the rear line of lot 17, S. 89-41 W., 130 feet to an iron pin; thence with the line of lot 34, N. 15-00 W., 167.30 feet to an iron pin on Holly Tree Lane, the point of beginning.



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