

GREENVILLE
SEP 30 10 53 AM '76

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:

JAMES E. 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 FOUR THOUSAND EIGHT HUNDRED AND NO/100

DOLLARS (\$ 34,800.00), with interest thereon from date at the rate of (8 3/4) ^{EIGHT AND 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.

December 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, Grove Township, about seven (7) miles southwest of the City of Greenville, and being known and designated as Lot No. 32 of the property of William R. Timmons, Jr., according to the plat of record in the RMC Office for Greenville County in Plat Book 000 at page 193 and having the following metes and bounds, to wit:

BEGINNING at a point on the southeastern side of Acton Street at the joint front corner of Lots 6 and 32; thence with the southeast side of Action Street, S. 58-06 W., 57.9 feet to a point; thence continuing with the southeastern side of Acton Street, S. 73-23 W., 102.7 feet to a point at the joint corner of Lots No. 31 and 32; thence S. 16-37 E., 275 feet to a point at the joint corner of Lots No. 31 and 32; thence S. 73-12 E., 127.4 feet to a point at the joint rear corner of Lots No. 30 and 32; thence N. 51-48 E., 180.8 feet to a point at the joint rear corner of Lots No. 27 and 32; thence N. 38-12 W., 315.4 feet to a point on the northeastern side of Acton Street, at the point of beginning.



Derivation : Deed of Frank G. and Bertha A. O'Brien recorded September 30, 1976 in Deed Book 1043 Page 753.

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