

201 Trade Street
Fountain Inn, S. C. 29644

1396 608

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:

RICHARD M. CLEVELAND and KAREN ANN CLEVELAND

(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-SIX THOUSAND AND NO/100-----

DOLLARS (\$36,000.00), with interest thereon from date at the rate of eight and one-half (8½%) 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, 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, being shown and designated as Lot No.29 on plat of Phase I COACHWOOD FOREST as shown by plat thereof, prepared by J. L. Montgomery, III., R.L.S., dated February-March, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-R at page 14 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of Coachman Drive, which point is located N.49-52 E., 42.1 feet from iron pin placed on the Westerly edge of Coachman Drive, and which point is the joint front corner of Lots Nos. 28 and 29, and running thence with the joint line of said lots, S. 49-52 W., 675.11 feet to an iron pin placed; thence with the rear line of Lots Nos. 23, 22 and 21, S. 10-00 E., 207.0 feet to an iron pin placed at the joint rear corner of Lots Nos. 29 and 30; thence with the joint line of said lots N. 48-26 E., 737.71 feet to a point in center of Coachman Drive, passing over nail and cap placed 42.8 feet back on line; thence with the center line of Coachman Drive, N. 1-04 W., 198.15 feet to the beginning corner. Containing, according to said plat, 2.65 acres, more or less.

Being the same property conveyed to the mortgagors herein by deed of William F. Finnell and Grace A. Finnell, of even date herewith, to be recorded. See also Deed Volume 1021 at page 51.

L. J. G...
Mc
W. C. G.

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