

1391 644  
**United Federal Savings and Loan Association**

Fountain Inn, South Carolina  
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WESLEY L. SMITH and BRENDA P. SMITH

(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.

July 1, 2007

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. 2, of Phase I, CAROLINA SPRINGS, prepared by W. R. Williams, Jr., Registered Engineer, and Surveyor, dated February 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-R at page 13, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly edge of Carolina Way at the joint front corner with Lot No. 3, Phase II and running thence with the joint line of said lots N. 19-45 W., 436.55 feet to an iron pin; thence N. 56-50 E., 25 feet to a point at the joint rear corner of Lots Nos. 1 and 2; thence with the joint line of said lots S. 63-45 E., 413.5 feet to an iron pin on the Northwesterly edge of Carolina Way; thence with the curve of Carolina Way, the chords of which are as follows: S. 17-22 W., 38.85 feet to a point; thence S. 36-02 W., 105.1 feet to a point; thence S. 46-24 W., 103.95 feet to a point; thence S. 63-20 W., 107.15 feet to the beginning corner, containing 1.85 acres more or less.

ALSO: All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as Lot No. 3, Phase II, COUNTRY ESTATES, adjoining the above described lot and being shown and described on plat prepared by W. R. Williams, Jr., Registered Engineer and Surveyor, dated May, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-R at page 72, as follows:

BEGINNING at an iron pin on the Northwesterly edge of Carolina Way, at the joint front corner with property described above and running thence with the Northwesterly edge of Carolina Way, S. 71-06 W., 50 feet to a point, the joint front corners of Lots Nos. 3 and 4; thence with the joint line of said lots N. 19-33 W., 423.9 feet to an iron pin; thence N. 56-30 E., 50 feet to an iron pin at the joint rear corner with lot described above; thence with the joint line of said lots S. 19-45 E., 436.55 feet to the beginning corner, containing 0.49 acres, more or less.

Being the same property conveyed to the mortgagors herein by deed of Carolina Springs Golf and Country Club, Inc., dated July 8, 1976, recorded July 12, 1976, in Deed Volume 1039 at page 443 in the RMC Office for Greenville County, S. C.

DOCUMENTARY  
14.40

4328 RV-23