

GREENVILLE CO. S.C.
18 2 11
1991 955
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:

Alfredo Pineda and Maria A. Pineda

(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 Thousand and NO/100-----

DOLLARS (\$ 40,000.00), with interest thereon from date at the rate of 8.75
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.

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, Austin Township, containing 7.55 acres, more or less, and having according to a plat entitled Property of W. H. Alford, made by J. D. Lee, R.L.S., dated May 9, 1972, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a county dirt road at the joint corner of the premises herein described and property now or formerly of W. H. Alford and running thence with the center of said county dirt road N. 60-50 W. 44.7 feet to a point at the joint corner of the premises herein described and property now or formerly of Stokes; thence running with the line of said Stokes property, N. 33-42 W. 384.5 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Stokes and property now or formerly of Johnson; thence running with the line of said Johnson property, N. 49-38 E. 716.6 feet to a point, joint corner of instant property and property now or formerly of William G. Early; thence running with line of Early property S. 44-33 E. 217.7 feet to a point; thence still with line of Early property S. 76-56 E. 41.0 feet to a point; thence S. 37-11 E. 258.6 feet to an iron pin at the joint corner of premises herein described and property now or formerly of Alford property and property now or formerly of Griffith; thence running with the line of said Griffith property S. 53-19 W. 667.8 feet to a point in the center of county dirt road; thence along the center of said County Road N. 60-50 W. 44.7 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from W. A. Lloyd recorded in the R.M.C. Office for Greenville County on March 28, 1977.

DOCUMENTARY
STAMP
TAX
16.00

4328 RV-2