

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:

-----R. B. AND VOZELLE M. LANDERS-----

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

DOLLARS (\$ 56,000.00), with interest thereon from date at the rate of EIGHT AND THREE- per centum per annum, said principal and interest to be paid as therein stated, and FOURTHS (8 3/4)

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.

-----APRIL 1, 2008-----

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. 3 as shown on a plat entitled "Trollingwood, Section I," prepared by Enwright Associates, dated September 30, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4R, Page 13 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Greybridge Drive at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 2-05 E., 200.6 feet to an iron pin at the normal pool line of a lake known as Trollingwood; thence with the normal pool line of said lake, N. 87-57 W., 145 feet to an iron pin; thence continuing with the normal pool line of said lake S. 77-18 W., 20 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 N. 4-20 E., 200.2 feet to an iron pin on the southern side of Greybridge Drive; thence with the southern side of Greybridge Drive S. 89-57 E., 142 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Trollingwood Realty Company as recorded in the RMC Office for Greenville County in Deed Book 1061, Page 160 dated July 19, 1977.

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