

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } s:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Samuel E. Taylor and Mary T. Taylor

(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 ---EIGHTEEN THOUSAND & 00/100 (\$18,000.00)-----

DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of Nine (9%) 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.

November 1, 2002

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, Town of Fountain Inn, known and designated as Lot No. 40 of the W. H. Phillips, Sr. and W. E. Harrison Subdivision as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book FF at Pages 52 and 53, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Woodfield Avenue at the intersection of a 40 foot unnamed street and running thence along the edge of the unnamed street, N. 80-30 W., 200 feet to an iron pin, back joint corner with Lot No. 23 on said unnamed street; thence with the joint back line of said Lot No. 23, S. 8-30 W., 100 feet to an iron pin, back joint corner with Lots Nos. 23, 22, & 41; thence with the joint line of said Lot No. 41, S. 80-30 E., 200 feet to an iron pin on Woodfield Avenue, joint front corner with said Lot No. 41; thence with the edge of said street, N. 8-30 E., 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to Samuel E. Taylor and Mary T. Taylor by deed of Jeter Garrett, Jr. and Eleanor C. Garrett, dated November 18, 1977, to be recorded herewith.

NOV 1 2002
187

4328 RV-2