

GREENVILLE CO. S. C.

# United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. W. Rouse and Janice B. Rouse

(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-Two Thousand Five Hundred and No/100-----  
DOLLARS (\$ 32,500.00 ), with interest thereon from date at the rate of nine-----  
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.  
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, in the Town of Fountain Inn, on the western side of Quillen Avenue (formerly Jones Mill Road) and being known and designated as Lots Nos. 3 and 4 of BELMONT ESTATES Subdivision, according to a plat prepared by Carolina Engineering and Surveying Company, recorded in the RMC Office for Greenville County in Plat Book BBB at Page 57 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Quillen Avenue (formerly Jones Mill Road), joint northeastern property corner of property now or formerly of McSwain and property now or formerly of Cozette Gault and running thence along Quillen Avenue, S.18-08 W. 207 feet to an iron pin; thence along the curvature of the intersection of Quillen Avenue and Belmont Drive, S.76-18 W. 45.2 feet to an iron pin; thence N.62-40 W. 160 feet to an iron pin at the corner of Lot 5; thence along line of Lot 5, N.27-20 E. 239.8 feet to an iron pin; thence S.69-28 E. 160.5 feet along Gault property line to an iron pin on edge of Quillen Avenue, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Kenneth G. McSwain and Rita P. McSwain recorded in the RMC Office for Greenville County on April 25, 1978.

THE mailing address of the Mortgagee herein is 201 Trade Street, Fountain Inn, South Carolina 29644.

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