

# United Federal Savings and Loan Association

201 Trade Street, Fountain Inn, South Carolina 29644

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

ss: DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Steven M. Epstein & Lillian C. Epstein

(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-one Thousand Nine Hundred and No/100

DOLLARS (\$ 51,900.00 ), 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. August 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.

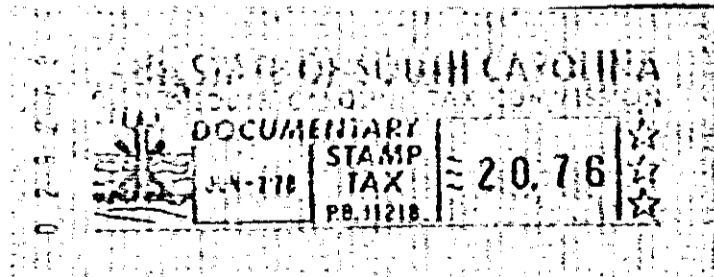
All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 45 of Coachwood Estates, Phase Two, on plat recorded in Plat Book 6-M at Page 57 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of George's Hideaway at the joint front corner of lots 45 and 46 and running thence with the common line of said lots, S 32-20 E 435.2 feet to a point; thence turning and running, S 37-49 W 210 feet to a point at the joint rear corner of lots 45 and 44; thence with the common line of said lots, N 32-40 W 540.8 feet to an iron pin on George's Hideaway; thence turning and running with said street, N 52-13 E 200 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of William F. Finnell and Grace A. Finnell dated May 23, 1978 and recorded on even date herewith.

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