

102 W. Curtis St.
Simpsonville, SC

JUL 13 11 40 AM '08

BOOK 1438 PAGE 597

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:

JACK E. POWERS and AUDREY T. POWERS

(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 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.
December 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 Simpsonville, being known and designated as Lot 290 as shown on Sheet One, Section V, Poinsettia Subdivision, as shown on plat thereof prepared by Piedmont Engineers and Architects, dated July 19, 1974, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-R at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeasterly corner of the intersection of South Almond Drive and Rainwood Drive and running thence with the Easterly edge of Rainwood Drive, N. 5-00 W. 110.0 feet to an iron pin at the joint front corner of Lots 289 and 290; thence with the joint line of said Lots, N. 85-00 E. 175.0 feet to an iron pin at the joint rear corner of Lots 290, 289, 292 and 291; thence with the joint line of Lots 290 and 291, S. 14-17 E. 133.9 feet to an iron pin on the Northern side of South Almond Drive; thence with the Northern side of South Almond Drive, S. 84-37 W. 148.3 feet to an iron pin at the intersection of Rainwood Drive and South Almond Drive; thence with the curve of said intersection, the chord of which is N. 50-12 W. 35.23 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Poinsett Realty Corporation, dated July 7, 1978, to be recorded herewith.

STAMP
TAX 22.40

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