

0405

MORTGAGE

AMOUNT \$4,000.00  
doc stamps 1.00  
recording fee 4.00

KNOW ALL MEN BY THESE PRESENTS, that Steven R. Spenser his wife Dottie of Greenville County,

State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to UNITED INSURATION hereinafter called the "Mortgagee", in the sum of 6094.20

Six Thousand Nine Hundred and Fourty Two DOLLARS (\$ 6094.20) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 60 installments, the first installment being \$ 101.57 and the remaining installments being \$ 101.57

each with any unpaid balance due on the final payment due date, the first installment of which is payable one month from the date of the completion of certain property improvements made pursuant to a home improvement sales contract between Mortgagor and Mortgagee dated \_\_\_\_\_ unless a different first payment date is inserted here \_\_\_\_\_ and the remaining installments payable on like date of each month thereafter until fully paid together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in \_\_\_\_\_ County, State of South Carolina, to wit:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 150, Winding Way, Peppertree Subdivision, Section No. 2, as shown on a Plat of Peppertree, recorded in Plat Book 4K at Page 3, and revised by plat recorded in Plat Book 5E, at Page 62, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Winding Way, a joint corner of Lots Nos. 149 and 150; thence along said right-of-way N50-52E 43.0 feet to an iron pin; thence N35-34E 22.2 feet to an iron pin; thence S42-05E 130.64 feet to an iron pin; thence S42-45W 38.2 feet to an iron pin; thence S57-00W 55.0 feet to an iron pin; thence N29-25W 126.7 feet to an iron pin, the point of beginning

THIS being the same property conveyed unto the Grantor herein by deed of First Federal Savings and Loan Association of Greenville, SC dated 11/4/77 in Volume 1068 Page No. 45 Recorded 11/4/77 in the REC Office for Greenville County State of South Carolina.

BOOK 1521 PAGE 404

4328 RV-2