

FILED
GREENVILLE CO. S. C.

DEC 31 3 48 PM '75

1957-113

DONNIE S. TANKERSLEY
R.H.C.

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:

Walter Frank Smith

(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, Four Hundred & No/100-----

DOLLARS (\$ 32,400.00), 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, 2005

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 Mauldin, on the northeastern side of Lanceway Drive, and being shown and designated as Lot 74 on plat of Hillsborough Subdivision, Section Two, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern edge of Lanceway Drive at the joint front corner of Lots 74 and 75, and running thence along a line of Lot 75, N. 50-56 E. 146 feet to a point; thence N. 48-56 W. 190.6 feet to a point; thence along a line of Lot 73, S. 17-35 W. 166.2 feet to a point on the northeastern edge of Lanceway Drive; thence along the northeastern edge of said Drive, S. 54-09 E. 100 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Community Properties, Inc., of even date and to be recorded herewith.



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