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:

Robert J. Mimms, Jr. and Bonnie S. Mimms

(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-four Thousand and No/100----------

DOLLARS ($ 54,000.00), 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, 2007

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, on the northeast side of Terramont Circle and being known and designated as Lot No. 31, Section 1, as shown on plat of Terra Pines Estates made by Piedmont Engineering Service, dated December, 1958, revised through March, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 31 and also recorded in Plat Book PPP at Pages 18 and 19.

BEGINNING at a point at the joint front corner of Lots Nos. 31 and 32 at Terramont Circle and running thence along the common line of said lots N. 57-02 E. 230.9 feet; thence S. 6-37 E. 377.7 feet; thence S. 36-40 W. 50 feet; thence N. 27-32 W. 108.7 feet; thence N. 33-36 E. 100 feet; thence N. 42-25 W. 150 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Hazel P. Stephens, dated April 29 1976 and recorded April 31 1976 in Deed Book 1063 at Page 804.

TAX $21.60
PB 11216

4328 RV-2