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United Federal Savings and Loan Association

Fountain Inn, South Carolina

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss: JUL 1 1977

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Clyde D. Jenkins, Jr. Denrie J. Jenkins

(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 Twenty-Four Thousand and 00/100----------

DOLLARS ($ 24,000.00), 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.

February 1, 1989

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, Northwest of the intersection of S. C. Highway 418 and the Fork Shoals Road, containing 52.18 Acres, more or less, and shown as two (2) tracts, 38.50 Acres and 13.68 Acres, on a Plat entitled "Property of C. D. Jenkins, Jr." by C. O. Riddle, dated February 26, 1973, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5B, Page 79, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of the Fork Shoals Road and on the Northern side of the intersection of S. C. Highway 418 and running thence along the Northern side of said Highway, S. 67-23 W., 462.4 ft. to an iron pin; thence continuing S. 67-23 W., 1,892.5 ft. to a point; S. 82-46 W., 103.7 ft. to a point; thence S. 67-23 W., 200 ft. to a point; thence S. 64-21 W., 200.25 ft. to a point; thence S. 67-23 W., 30.45 ft. to an iron pin on the line of property of Mildred Rice Boyd; thence with the Boyd line, N. 30-40 E., 1,948.3 ft. to an iron pin and stone; thence along property, now or formerly of Nell K. Hopkins, S. 89-38 E., 648 ft. to an iron pin on the Southern portion of the Duke Power Company right-of-way; thence N. 4-49 E., 554.7 ft. to a point near the center of the Fork Shoals Road; thence along the center of

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