

BOOK 1289 PAGE 837

FILED
GREENVILLE CO. S. C.
SEP 5 10 23 AM '99
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:

Frank L. Larkin

(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 Forty-Five Thousand and 00/100

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of Eight 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.
January 1, 1999

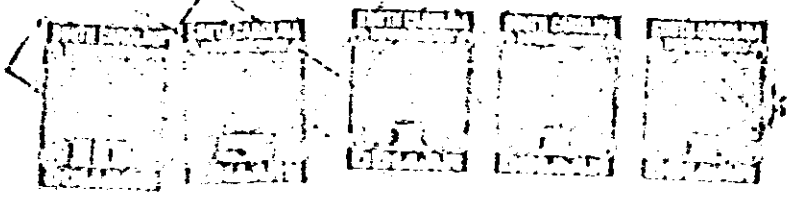
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, situate on the Northeastern side of East Georgia Road, being shown as a Tract containing 75.9 A. on a Plat of property of Frank L. Larkin, dated October, 1969, prepared by C. O. Riddle, recorded in Plat Book 4-C, Page 169, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of East Georgia Road, at the Southwestern corner of a 4 Acre tract and running thence with said 4 Acre tract, N. 59-10 E., 912 ft. to an iron pin; thence still with said 4 Acre tract, N. 48-02 W., 200 ft. to an iron pin in the line of property, now or formerly, of Donald Sims; thence with the Sims' property, N. 59-10 E., 1,260 ft. to an iron pin; thence still with the Sims' property and with the old run of Peter's Creek, the following courses and distances: S. 35-56 E., 492.2 ft., S. 39-40 E., 100 ft., S. 49-35 E., 913 ft., N. 76-45 E., 274.8 ft., N. 83-55 E., 66 ft., S. 55-45 E., 58 ft., S. 36-50 E., 180.6 ft. to an iron pin; thence leaving the old run of Peter's Creek and running with the line of property, now or formerly, of Henry M. Lee, S. 33-53 W., 792 ft.; thence still with the Lee property, S. 88-23 W., 99 ft. to an iron pin; thence N. 47-59 W., 524.7 ft. to an iron pin; thence still with the Lee property, S. 46-55 W., 912.6 ft. to an iron pin on the East Georgia Road; thence with East Georgia Road, N. 53-20 W., 399.8 ft. to an iron pin; thence N. 70-41 W., 585.4 ft. to a nail and cap; thence N. 66-41 W., 441.5 ft. to an iron pin; thence N. 72-40 W., 155 ft. to an iron pin; thence still with said Road, N. 48-02 W., 309 ft. to the point of beginning.

LESS, HOWEVER, 14.81 Acres, more or less, conveyed from the above described property as will appear by deed recorded in the R.M.C. Office for Greenville County in Deed Book 980, Page 220.

The above described 75.9 Acres was conveyed to Frank L. Larkin by deed recorded in Book 880, Page 289, R.M.C. Office for Greenville County.



For Mortgage Subordination Agreement See R 8 m Book 1289 page 59

REC-80

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