

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:

Roy Wayne Fleming and Willie Lou Fleming

(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 Eight-Three Quarters per centum per annum, said principal and interest to be paid as therein stated, and NOTE *

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.

September 1, 2003

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, Gantt Township, as shown on a Plat of property of Roy and Willie Lou Fleming, dated October 10, 1973, by C. O. Riddle, R.L.S., No. 1347, on Boling Road, the reference Plat being E. W. Brown Estate in Plat Book 00, Page 320, this Plat being of record at Plat Book 5-C, Page 135, the same being more particularly described as follows:

BEGINNING at an iron pin in Boling Road, and subject to the Road right-of-way as shown on the Plat and running in the Road, S. 87-55 W., 175.2 ft. to an iron pin in the Road; thence N. 31-08 E. for a total of 184.3 ft. through an iron pin at edge of road as shown on the plat to an iron pin on line of division of property now or formerly of Mrs. W. O. Boling; thence S. 81-18 E., 124.05 ft. to an iron pin; thence S. 17-55 W. for a total of 139.4 ft. through an iron pin at edge of Road to the point of beginning in the road.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 988, Page 466.

* Interest rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

Roy Wayne Fleming
Willie Lou Fleming



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