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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1364 PAGE 581

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:

Riley D. McCard

(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-Seven Thousand and No/100

DOLLARS (\$ 37,000.00), 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 on April 1, 1986.

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 Austin Township, in the Town of Mauldin,

known and designated as Lot No. 3 on a plat entitled "Property of E. M. Bishop and Stanley Batson", dated July, 1945, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of the Greenville-Laurens Highway at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 46-45 W. 198.9 feet to a point in the line of Lot No. 4; thence with the line of Lot No. 4 N. 43-30 W. 90 feet to a point on the Southern side of a road; thence with the Southern side of said road N. 50-45 E. 200 feet to an iron pin on the West side of the Greenville-Laurens Highway; thence with the West side of the Greenville-Laurens Highway S. 43-15 E. 75.5 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of G. C. Forrester, dated February 14, 1969, and recorded in the RMC Office for Greenville County, in Deed Book 862, at Page 394.

S. 14.80



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