

JUL 23 4 40 PM '76

BOOK 1373 PAGE 531

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:

LEAKE & GARRETT, INC.

(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-TWO THOUSAND AND 00/100-----

DOLLARS (\$ 32,000.00), with interest thereon from date at the rate of eight & three fourths 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.

November 1, 2005

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 the town of Fountain Inn, being shown and designated as Lot 14 and a portion of lot 13 in accordance with plats recorded in the RMC Office for Greenville County in plat book BBB, page 57 and plat book PPP, page 87 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northern side of Belmont Drive, joint corners with lot 15 and running thence along lot 15, N. 27-20 E., 274.45 feet to an iron pin; thence S. 60-33 E., 125.07 feet to an iron pin; thence S. 27-20 W., 271.3 feet to an iron pin on the edge of Belmont Drive; thence along Belmont Drive, N. 62-00 W., 125 feet to an iron pin, being the point of beginning.

See also plat prepared by J. L. Montgomery, III, RLS, dated May 5 & 7, 1976 recorded in plat book 5V at page 5 in the RMC Office for Greenville County.

This is the identical property conveyed to the mortgagors by deed of Melvin K. Younts and Sara A. Patton, to be recorded of even date herewith.



0561
0561
4328 RV-23