

FILED
GREENVILLE CO. S. C. DONNIE S. TANKERSLEY
R.M.C.

1407 996

United Federal Savings and Loan Association

DONNIE S. TANKERSLEY
R.M.C. Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Melvin E. Smith and Gail F. Smith

(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-five Thousand and no/100

DOLLARS (\$ 35,000.00), with interest thereon from date at the rate of 8 1/2 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. August 1, 2002.

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, on the Western side of Saluda Circle, being known and designated as Lot No. 143 on a plat of Section 3, Westcliffe, by Piedmont Engineers & Architects, dated June 3, 1965, revised December 24, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at pages 72 and 73 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Saluda Circle, joint front corner of Lots Nos 143 and 144, and running thence with the joint line of said lots, N. 52-26 W., 199.5 feet to an iron pin, joint rear corner of said lots; thence with the rear of lot 143 and Lot 141, N. 46-35 E., 75 feet to an iron pin, joint rear corner of Lots Nos. 142 and 143; thence with the joint line of said lots, N. 88-18 E., 160.8 feet to an iron pin on the western side of Saluda Circle, joint front corner of said lots; thence with the said circle, following the curvature thereof, the following distances and chords: S. 0-55 E., 60 feet, S. 16-24 W., 85 feet, S. 43-15 W., 50 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from William S. Bynum and Doris C. Bynum, dated August 24, 1977, and Recorded August 24, 1977, in the R.M.C. Office for Greenville County.

The Mortgagee's mailing address is 201 Trade Street, Fountain Inn, SC 29644

DOCUMENTARY
SALES TAX
\$ 02.10
PB 11216

DOCUMENTARY
SALES TAX
\$ 11.90
PB 11218

61
92
92
0.

4328 RV-2