

GREENVILLE, S. C.

SEP 19 4 13 PM '73

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, United Federal Savings & Loan Association
R.
(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff/Richardson,

(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 Ten Thousand, Seven Hundred and 00/100-----
Dollars (\$10,700.00) due and payable

as follows: \$5,350.00 on January 10, 1974 and \$5,350.00 on January 10, 1975,

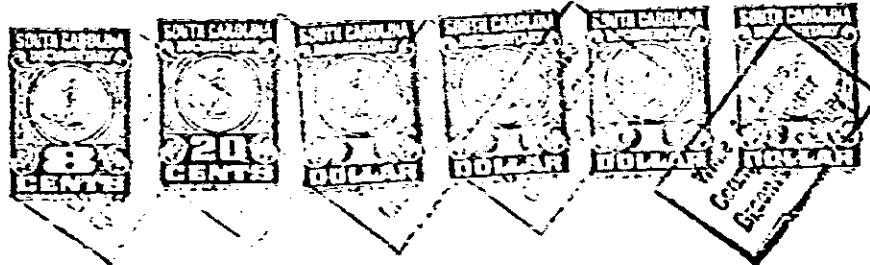
with interest thereon from date at the rate of Seven per centum per annum, to be paid: on the same date and in addition to principal payment
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain 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, Town of Simpsonville, Austin Township, College Street, shown as a portion of Lot No. 1, on Map No. 1, of A. R. Hunter Estate, made by W. J. Riddle, August, 1947, and having, according to said Map, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of College Street, said point being 100 ft. in a Northeasterly direction from the point where the Northeastern side of North Main Street intersects with the Southeastern side of College Street, and running thence with the Southeastern side of College Street, N. 63-35 E., 132 ft. to an iron pin with the line of Lot No. 4; thence S. 26-42 E., 131.5 ft. to an iron pin; thence with the line of Lot No. 2, S. 64-24 W., 134 ft. to an iron pin in the joint line of Lots 1 and 2, said point being 100 ft. in a Northeasterly direction from the joint front corner of Lots 1 and 2; thence through Lot No. 1, N. 25-23 W., 131 ft., more or less, to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Jeff R. Richardson, to be recorded of even date herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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