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DONNIE S. TANKERSLEY
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:

JAMES L. ANDERSON & KAREN D. ANDERSON

(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 Six Thousand and no/100

DOLLARS (\$ 36,000.00), 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.

July 1, 2004.

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 Mauldin, being known and designated as Lot 141 on plat of Forrester Woods, Section II, recorded in the RMC Office for Greenville County in Plat Book 4X at Page 64, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on Crepe Myrtle Court, the joint front corner of Lots 140 and 141 and running thence with Crepe Myrtle Court N 11-13 E, 85 feet to a point; thence turning and running N 56-13 E, 35.4 feet to a point along Royal Oak Road; thence running with said road S 78-47 E, 125 feet to a point on said road; thence turning and running S 11-13 W 110 feet to a point at the joint rear corner of Lots 140 and 141; thence turning and running N 78-47 W, 150 feet to the point of BEGINNING.



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