

Nov 5 3 07 PM '74

# 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:

**BOBBY G. SEXTON**

(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 **FORTY FIVE THOUSAND AND NO/100** -----

**DOLLARS (\$ 45,000.00 )**, 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.

MARCH 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, being known and designated as Lot No. 36 on a Plat of Holly Tree Plantation, Phase II, Section II, prepared by Piedmont Engineers and Architects, dated January 10, 1974, recorded in the P.M.C. Office for Greenville County in Plat Book 28 at page 47 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of Holly Tree Lane at the joint front corner of lots No. 36 and 37 and running thence with the joint line of said lots, N. 23-01 W., 160.0 feet to an iron pin; thence S. 66-59 W., 135.0 feet to an iron pin at the joint rear corner of lots No. 35 and 36; thence with the joint line of lots No. 35 and 36, S. 23-01 E., 160.0 feet to an iron pin on the northwestern edge of Holly Tree Lane; thence with the edge of Holly Tree Lane, N. 66-59 E., 135.0 feet to an iron pin, being the point of beginning.



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