

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:

WILLIAM F. MCMULLEN, JR. and DOROTHY P. MCMULLEN

(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 TWENTY THREE THOUSAND AND NO/100-----

DOLLARS (\$ 23,000.00), 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.

February 1, 1995

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, City of Mauldin, on the Northeastern side of Carlton Drive, and being shown and designated as Lot #15 on a Plat of Pine Valley Estates, Section 1, made by Dalton & Neves Engineers dated February, 1960 and recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 138, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Carlton Drive at the joint front corner of Lots #14 and #15 and running thence along the common line of said Lots N. 78-09 E. 147.5 ft. to an iron pin; thence along the line of property owned by the T. B. Cooper Estate N. 24 W. 145 ft. to an iron pin; thence along the line of Lot #16 S. 52-04 W. 160 ft. to an iron pin on Carlton Drive; thence with the curve on the Northeastern side of Carlton Drive S. 32-27 E. 76 ft. to an iron pin at the beginning corner.

This is the same property conveyed to the Mortgagors herein by Deed from Mauldin Plaza, Inc., and recorded at the RMC Office for Greenville County of even date herewith.

