

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.

I, VIRGINIA T. DUNCAN

(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 FOUR THOUSAND SIX HUNDRED SIXTY TWO & 95/100

DOLLARS (\$ 24,662.95), with interest thereon from date at the rate of 8 3/4 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.

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 south side of Riley Road, and being known and designated as a major portion of Lot No. 1 as shown on plat of property of Ernestine Massey, recorded in Plat Book 4 F, page 7, in the RMC Office for Greenville County, S. C., and having according to said plat, the following courses and distances to-wit:

Beginning at an iron pin on the south side of Riley Road, the joint front corner of Lot No. 1 and Lot No. 4, and running thence along the south side of Riley Road, N. 87-26 E. 110 feet to an iron pin, the joint front corner of Lot No. 1 and Lot No. A; and running thence with the joint line of said lots, S. 5-54 E. 159 feet to the joint rear corner of Lot No. 1 and Lot No. A; thence with the joint line of Lot No. 1 and Lot No. 2, S. 32-52 W. 99.5 feet to an iron pin on the joint line of Lot No. 1 and Lot No. 2; thence with a new line through Lot No. 1, N. 12-50 W. 44.3 feet; thence, N. 7-50 W. 122.5 feet to an iron pin on the south side of Riley Road, the point of beginning.

