

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 D. McGUIRE and PATRICIA B. McGUIRE

(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-Six Thousand and No/100-----

DOLLARS (\$ 26,000.00), with interest thereon from date at the rate of 8.75 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

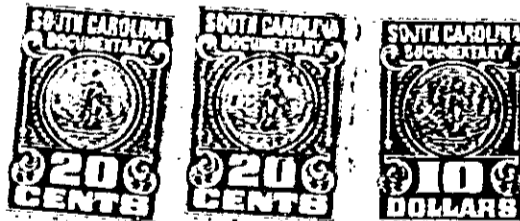
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 1, 2005;

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. 35, BRENTWOOD, SECTION II, as shown on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at page 5, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Delmar Drive, joint corner of Lots 34 and 35; running thence up joint line of said lots, S. 54 W. 150 feet to a point in the center of a 10 foot utility easement; running thence down center of said easement, N. 36 W. 105 feet to an iron pin, joint rear corner of Lots 35 and 36; thence down joint line of said lots, N. 54 E. 150 feet to a point on the southwestern side of Delmar Drive; thence down southwestern side of Delmar Drive, S. 36 E. 105 feet to point of beginning.



5, 10.40