

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:

LEAKE & GARRETT, INC.

(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-ONE THOUSAND TWO HUNDRED AND 00/100-----

DOLLARS (\$ 31,200.00), 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, 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 #34 on a plat of Woodhedge, Section I, recorded in plat book 5D at page 58 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of a cul-de-sac at the end of Bluestone Court, joint front corner with Lot 33, and running thence with the line of lot 33, N. 23-42 E., 121.65 feet to an iron pin; thence N. 42-01 E., 14.13 feet to an iron pin on the southerly side of a Branch; thence along the center line of said Branch as the line, with the following traverse lines: S. 55-46 E., 61.93 feet, N. 59-50 E., 22.7 feet, S. 55-07 E., 50.65 feet, S. 30-15 E., 37.5 feet, S. 71-41 E., 24.4 feet and S. 32-39 E., 83 feet to a point at the joint rear corner with lot 45; thence along the lines of lots 45 and 44, S. 45-25 W., 56.8 feet to an iron pin; thence along the line of Lot 35, N. 80 E., 200 feet to an iron pin on the northeasterly side of the cul-de-sac of Bluestone Court; thence with the arc of said cul-de-sac (the chord being N. 24 W., 50 feet) to the point of beginning.

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