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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY

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 C. DuBOSE (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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 -----

DOLLARS (\$ 13,500.00), 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, 1991

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 west side of Main Street in the Town of Simpsonville. The lot herein conveyed begins on the west side of Main Street at the southern edge of the 16 foot alley referred to in the deed recorded in the Office of the RMC for Greenville County in Deed Book 282 at page 334, and runs in a southerly direction along the western side of Main Street a distance of 30 feet; thence at right angle to Main Street and parallel to the 16 foot alley in a westerly direction 100 feet; thence at right angles with the last mentioned line and in a northerly direction 30 feet to the 16 foot alley; thence along the southerly side of the alley in an easterly direction at right angle to the last mentioned line 100 feet to the beginning corner on Main Street.



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