

# United Federal Savings and Loan Association

Fountain Inn, South Carolina

BOOK 1376 PAGE 132

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

ss:

BOBBIE S. TANNERS  
R.M.C. **MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard Allen Smith, Jr. and Judy Dianne Smith

(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 Two Hundred and 00/100

DOLLARS (\$ 13,200.00 ), 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.

August 1, 1996

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 southern side of East Curtis Street, Town of Simpsonville, and being known and designated as Lot 2 of Property of F. M. Todd Estate, as shown on a plat thereof by W. J. Riddle, Surveyor, dated January 26, 1951, and being more commonly known as a part of the F. M. Todd Homeplace, said lot being situate on the Northwest corner of said Homeplace and having, according to the aforementioned plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of East Curtis Street, joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, S. 18-0 E., 276.8 feet to an iron pin in the line of Lot 3; thence with the line of Lot 3, S. 74-17 W., 96 feet to an iron pin at the corner of property now or formerly belonging to P. N. Gresham Estate; thence with Gresham's line, N. 18-0 W., 288.4 feet to an iron pin on the southern side of East Curtis Street; thence with the southern side of East Curtis Street, N. 81-01 E., 98 feet to the beginning corner.

Being the same property conveyed to Richard Allen Smith, Jr. and Judy Dianne Smith by deed of Zenas C. Grier, as executor of the Estate of Florence Esther Todd, recorded August 15, 1972, in Deed Book 952, Page 54, R.M.C. Office for Greenville County.



4328 RV-2