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GREENVILLE CO.  
JAN 17 1992  
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S. TANKERSLEY  
R. J. LESLEY

# United Federal Savings and Loan Association

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } s:

## MORTGAGE

Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Moore and Carol Ann S. Moore

(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 Eight Thousand and No/100 -----

DOLLARS (\$ 8,000.00 ), with interest thereon from date at the rate of nine 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. January 1, 1992

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, Dunklin

Township, containing 2.71 acres, more or less, and having according to plat prepared by R.J. Lesley, RLS on Nov. 22, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on line of property of J.F. Thompson, said pin measuring a distance of 15 ft; thence, S 57-30 W from a cedar and running thence along the line of property of Thompson, N 5-10 W 391 feet to an iron pin, corner with land of Herbert Crompton; thence with the Crompton line, N 54-30 E 245 feet to an iron pin on the western edge of State Hwy 101; <sup>thence with same course</sup> <sub>27 feet to center of said Highway</sub> thence with the center of said highway, S 5-10 E 610 feet to a point at the corner of property of J.F. Thompson; thence with the line of Thompson property, N 75-15 W 253 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Larry R. and Barbara P. Abercrombie dated January 14, 1977 and recorded of even date herewith.

