

APR 15 12 14 PM '77

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United Federal Savings and Loan Association

Trade Street
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE O'SHIELDS BUILDERS, 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 TWO THOUSAND AND NO/100 -----

DOLLARS (\$ 32,000.00), 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.

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, Austin Township, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 39 of a subdivision known as Glendale III, a plat of which is of record in the RMC Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Fargo Street at the joint front corner of Lots 39 and 40 and running thence with the Northwestern side of Fargo Street S. 47-32 W., 85 feet to a point; thence continuing with the Northwestern side of Fargo Street S. 49-52 W., 15.8 feet to a point at the front corner of Lot 39; thence N. 47-50 W., 198.8 feet to a point at the rear corner of Lot 39; thence N. 42-09 E., 100 feet to a point; thence N. 42-11 E., 11.3 feet to a point at the joint rear corner of Lots 39 and 40; thence S. 44-49 E., 209.15 feet to a point on the Northwestern side of Fargo Street the point of beginning.

This is the same property conveyed to the mortgagor by Deed of William R. Timmons, Jr., dated April 12, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1654 at page 653 on April 15, 1977.

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RECORDED
APR 15 1977
RMC OFFICE
GREENVILLE COUNTY
SOUTH CAROLINA

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