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United Federal Savings and Loan Association <sup>BOOK 1399</sup> PAGE 146

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville } ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GARY K. KLEISTER AND VIRGINIA ANN KLEISTER,

(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 Forty Six Thousand Three Hundred and No/100

46,300.00 DOLLARS (\$46,300.00), with interest thereon from date at the rate of Eight and One/Half 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.  
BY September 1, 2007

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, in the Town of Fountain Inn, and being shown and designated as Lot 30 and a portion of 29 on plat entitled Inn Village, prepared by W. N. Willis, Engineer, dated February 25, 1960, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Inn Circle, said point being the joint front corner of Lots 30 and 31, and running thence N. 37-00 W. 150 feet to a point, said point being the joint rear corner with Lot 31; thence along the joint property line of Lot No. 40, S. 53 W. 100 feet to a point, said point being the joint rear corner with Lots 29, 40 and 41; thence along the joint property line of Lot 41 S. 53 W. 70 feet to a point; thence S. 37-00 E. 150 feet to a point in the edge of Inn Circle; thence along the edge of Inn Circle N. 53-00 E. 70 feet to a point, said point being the joint front corner with Lots 29 and 30 and thence continuing along the edge of Inn Circle N. 53-00 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Tommy Poole and Caroline Poole, being dated September 10, 1975, and recorded on September 12, 1975, in the RMC Office for Greenville County in Deed Book 1024, at Page 182.

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SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
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