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BOOK 1407 PAGE 819

DONNIE S. TANKERSLEY

United Federal Savings and Loan Association

201 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:

Gary G. Martin and Deborah L. Spencer Martin

(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-one Thousand Five Hundred and No/100 -----
DOLLARS (\$ 31,500.00), with interest thereon from date at the rate of eight & 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.
August 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, near Mauldin, being known and designated as 2.46 acres as shown on plat entitled "Property of James S. Dills" prepared by R.B. Bruce and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Greenbrier Drive and running thence, N 49-20 W 543.7 feet to an iron pin; thence running, N 60-08 E 229.3 feet to an iron pin; thence, S 48-30 E 470.3 feet to an iron pin on the northwesterly side of Greenbrier Drive; thence with said Greenbrier Drive, S 41-30 W 207 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of James S. Dills dated August 22, 1977 and recorded of even date herewith.

DOCUMENTARY
TAX \$ 12.60
F.S. 11218

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