

United Federal Savings & Loan Association
Fountain Inn, South Carolina

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Fountain Inn, South Carolina
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

27 4 10 PM '77
SS: MARIE S. JANKERSLEY

BOOK 1411 PAGE 246
MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James F. Douglas and Elizabeth C. Douglas -----

----- (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-eight Thousand and No/100 -----

DOLLARS (\$48,000.00-----), with interest thereon from date at the rate of Eight and Three-fourths 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.

March 1, 2008.

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

ALL that piece, parcel or tract of land, with improvements thereon or hereafter constructed thereon, situate, lying and being near Marietta, in the County of Greenville, State of South Carolina and known and designated as a 3.0 acres tract as shown on plat entitled "Property of Wilson Farms, Inc.", prepared by W. R. Williams, Jr., Engineer/Surveyor dated April 14, 1975 and revised December, 1976 recorded in the R.M.C. Office for Greenville County in Plat Book at Page and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tugaloo Bluff at the joint front corner of this tract and a tract containing 5.11 acres and running thence with the joint line of said tracts S. 89-58 W., 160.3 feet to an iron pin; thence N. 57-19 W., 164 feet to an iron pin; thence along the rear line of the subject lot S. 10-18 W., 434.5 feet to an iron pin in the line of a 5.51 acres tract; running thence N. 86-48 E., 77.2 feet to an iron pin; thence N. 72-06 E., 115 feet to an iron pin; thence N. 79-53 E., 75 feet to an iron pin; thence S. 85-54 E., 154.5 feet to an iron pin; thence N. 69-50 E., 52.2 feet to an iron pin on the western side of Tugaloo Bluff; running thence along the western side of said road, N. 10-58 W., 29.9 feet to an iron pin; thence N. 5-47 W., 100 feet to an iron pin; thence N. 17-44 W., 81.6 feet to an iron pin; thence N. 32-50 W., 86.7 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Wilson Farms, Inc. recorded in the R.M.C. Office for Greenville County February 9, 1977 in Deed Book 1050 at Page 782.

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