

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } s:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jerry D. Carter and Theresa A. Carter

(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 *****FIFTY-FIVE THOUSAND *****

DOLLARS (\$55,000.00), with interest thereon from date at the rate of Eight and one-half (8-1/2%) 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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 295 on plat entitled "Map No. 1, Section 1, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 59, page 18 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, said pin being the joint front corner of lots 295 and 296 and running thence with the common line of said lots, S. 49-15-00 E. 177.66 feet to an iron pin, the joint rear corner of lots 295 and 296; thence, S. 41-36-12 W. 125.01 feet to an iron pin, the joint rear corner of lots 294 and 295; thence with the common line of said lots, N. 49-15-00 W. 175.74 feet to an iron pin on the southeasterly side of Middle Brook Road; thence with the southeasterly side of Middle Brook Road, N. 49-45-00 E. 125 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right-of-ways, if any, affecting the above-described property.

This being the same property conveyed to the Mortgagors herein by deed from E. L. McKinney recorded in Deed Book 1020 page 154 in the RMC Office for Greenville County, South Carolina.

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