

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:

Thomas Clayton Templeton and Jean R. Templeton

(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 --THIRTEEN THOUSAND SIX HUNDRED & 00/100--

DOLLARS (\$ 13,600.00), with interest thereon from date at the rate of Eight & 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.

February 1, 1998

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, Town of Fountain Inn, Fairview Township, and is shown on "Plat of Property of J. C. Templeton" prepared by John E. Woods, R.L.S., dated August 5, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 604, Page 10, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in or near the center of Georgia Street Extension and running thence along said Georgia Street Extension, S. 70-03 W., 112.75 feet to a point; thence turning and running along property now or formerly of James A. & Margaret Poore, N. 23-16 W., 201.4 feet to an iron pin; thence turning and running along property now or formerly of O. B. Givens, et al, N. 66 E., 110.0 feet to an iron pin; thence turning and running along property now or formerly of Charles Bell, et al, S. 24 E., 209.22 feet to a nail and cap in or near the center of Georgia Street Extension, the point of beginning.

Being the same property in which Thomas Clayton Templeton inherited a one-half interest under the Last Will and Testament of James Clayton Templeton as will appear by estate filed in Apartment 1456, File 16, Probate Court for Greenville County, and being the same property in which Jean R. Templeton was conveyed a one-half interest by deed of Margaret Elizabeth Templeton Poore by deed dated December 20, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

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