

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:

GAYNELL B. TROUT

(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 TWENTY FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 25,000.00), with interest thereon from date at the rate of EIGHT AND THREE-- per centum per annum, said principal and interest to be paid as therein stated, and FOURTHS OR 8.75

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.

DECEMBER 1, 1992

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 Grove Township, containing 10.6 acres, more or less, as shown on a plat of property of Mrs. Othello Thornton, which plat is recorded in the RMC Office for Greenville County in Plat Book FF, Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of the Log Shoals Road and the Standing Springs Road, and running thence along the center of Log Shoals Road, S. 80-05 W., 1,225.5 feet to an iron pin; thence with the property of C. F. Riddle, N. 45-03 1/2, 1,124.2 feet to an iron pin; thence S. 86-14 E., 169 feet to an iron pin in the center of Standing Springs Road; thence with the center of said Road, the following courses and distances to-wit: S. 2-01 W., 242.4 feet to an iron pin; thence S. 18-18 E., 215.1 feet to an iron pin; thence S. 30-17 E., 233.7 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by deed of the Master as recorded in the RMC Office for Greenville County in Deed Book 1070, Page 527, dated Nov 21 1992.

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