

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S & H Properties, a general partnership and Jessie R. Goodnough -----

----- (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 Seventy-four Thousand Nine Hundred and No/100 -----

DOLLARS (\$ 74,900.00 -----), with interest thereon from date at the rate of Nine and One-half (9.5%) 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, 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

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northeastern side of North Main Street in the Town of Simpsonville, County of Greenville, State of South Carolina and shown and designated as Lot No. 2 on plat by E. E. Gary, dated February 22, 1946 and according to a more recent survey prepared by Kermit Gould has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Main Street, 100 feet northwest from College Street and running thence N. 65 E., 169.5 feet along the line of property of Pure Oil Station and line of Lot 3 to a 25 foot alley; thence along alley N. 25 W., 92 feet to an iron pin on Lot No. 2; thence along the joint line of Lots 1 and 2, S. 65 W., 168 feet to an iron pin on Main Street, S. 25 E., 92 feet to the beginning corner.

This is the same property conveyed to M. B. Goodnough by deed of Jeff R. Richardson recorded in the R.M.C. Office for Greenville County in Deed Book 289 at Page 227 on the 21st day of March, 1946. The said M. B. Goodnough died testate on the 20 day of November, 1977 leaving the within described property to his wife, Jessie R. Goodnough, one of the mortgagors herein as will appear from examination of the records of the Probate Court for Greenville County Apt. 1489 File 11

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