

1420 630

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:

LARRY L. AND JUANITA C. CHILDERS

(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 THIRTY SEVEN THOUSAND TWO HUNDRED AND NO/100

DOLLARS (\$ 37,200.00), 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 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.

JANUARY 1, 2003

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, on the northern side of West Golden Strip Drive, being known and designated as Lot # 7, Block B on the plat of Property of Mrs. B. E. Greer, recorded in the RMC Office for Greenville County in Plat Book MM, Page 176, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Golden Strip Drive, at the joint front corner of Lots Nos. 7 & 8 and running thence along said Drive, S. 60-0 W., 100 feet to an iron pin; thence along the joint line of Lots Nos. 6 & 7, N. 30-0 W., 285.5 feet to an iron pin; thence N. 48-30 E., 102 feet to an iron pin; thence along the joint line of Lots Nos. 7 & 8, S. 30-0 E., 305.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Elijah Kenneth and Juanell Gibson to be recorded of even date herewith.

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