

1420 659

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:
Nancy Stewart Watson

(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 and No/100-----

DOLLARS (\$55,000.00), with interest thereon from date at the rate of -----8.75%----- 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.

April 1, 2008

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 the City of Greenville, on the northern side of Ridgeland Avenue, being known and designated as Lot No. 2 as shown on a plat entitled "Estate of W. C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-Y, at Page 32, and having according to a more recent plat prepared by C. O. Riddle, dated September, 1977, entitled "Property of Richard W. Molten", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-1, at Page 65, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Ridgeland Avenue at the joint front corner of Lots No. 2 and 3 and running thence with the line of Lot No. 3 N. 26-56 E. 176.7 feet to an iron pin on the southern side of a twenty foot alley; thence with the southern side of said twenty foot alley S. 76-50 W. 85.3 feet to an iron pin; thence continuing with the southern side of said twenty foot alley S. 78-42 W. 19.1 feet to an iron pin in the rear line of Lot No. 1; thence a new line through Lot No. 1 S. 26-48 W. 110.4 feet to an iron pin on the northern side of Ridgeland Avenue; thence with the northern side of Ridgeland Avenue S. 64-48 E. 15 feet to an iron pin; thence continuing with the northern side of Ridgeland Avenue S. 63-04 E. 65 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Richard W. Molten, Jr. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1066, at Page 637, on October 12, 1977

Mortgagee: United Federal Savings & Loan Asso.
102 W. Curtis Street
Simpsonville, South Carolina 29681

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