

1422-310

# 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:

J. FRANK CHASTAIN, JR. AND ANNE M. CHASTAIN,

\_\_\_\_\_ (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 --Forty Thousand Eight Hundred and No/100 -----  
DOLLARS (\$ 40,800.00 -----), with interest thereon from date at the rate of Nine (9%)-----  
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.

January 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 Town of Simpsonville, being shown and designated as Lot 302, Section 7, Poinsettia Subdivision, plat of said subdivision being duly recorded in the RMC Office for Greenville County in Plat Book 5-P, at Page 34, said plat being prepared by Piedmont Engineers and dated July, 1974, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point on the edge of Oglewood Drive, said point being the joint front corner with Lot 303 and running thence with said Drive N. 42-29 E. 135 feet to a point, said point being the joint front corner with Lot 301 and running thence with the joint property line of Lot 301 S. 46-59 W. 174.14 feet to a point, said point being the joint rear corner with Lot 301; thence along the joint property line of Lots 311 and 310 S. 42-29 W. 150 feet to a point, said point being the joint rear corner with Lots 310 and 301; thence along the joint property line of Lot 303 N. 42-04 W. 175 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Artistic Builders, Inc., dated February 1, 1978, and to be recorded of even date herewith.

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