

1422 00 138

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:

DONALD R. EMERSON AND SHIRLEY M. EMERSON

_____ (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-FOUR THOUSAND & 00/100-----

DOLLARS (\$ 24,000.00), 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.

February 1, 1988

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, Austin Township, about one mile northeast of Mauldin on the western side of the Bethel Road (now a State Highway), being bounded on the north by lands now or formerly of Harold Burdett, on the east by the said road and lands now or formerly of Bagwell, on the west by lands now or formerly of C. S. Verdin, and on the south by lands now or formerly of Bagwell, and having the following courses and distances to wit:

BEGINNING on a stone, old corner and joint corner of the Burdett and Verdin lands, and runs thence with the Burdett line, S. 81-00 E., 424 feet to a point in the center of the said Bethel Road (iron pin back on line at 24 feet); thence with the center of the said road, S. 36-00 W., 160 feet to a point in the center of said road; thence N. 69-30 W., (22.5 feet to an iron pin on the western bank of the road) 384 feet total distance to an iron pin on the C. S. Verdin line; thence N. 30-00 E., 72 feet to the beginning corner, and containing one (1) acre, more or less.

Being the same property conveyed to Donald R. and Shirley M. Emerson by deed of Alvie A. and Mary Ruth M. Emerson to be recorded herewith in the R.M.C. Office for Greenville County.

No. 100 12

RECORDED
FEB 1 1988
TAX 09 117

4328 RV-2