

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:

RICHARD A. GARVAIS AND CAROL L. GARVAIS

(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 THOUSAND AND NO/100 -----

DOLLARS (\$ 50,000.00), with interest thereon from date at the rate of EIGHT & THREE QUARTERS 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.

March 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, on the Southwestern side of Lancelot Drive, being shown and designated as Lot No. 41 on Plat of Camelot, Sheet I, prepared by Piedmont Engineers & Architects, dated November 5, 1968 and recorded in the RMC Office for Greenville County in Plat Book WWW at Page 46 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Lancelot Drive at the joint front corner of Lots 41 and 42 as shown on the aforesaid plat and running thence along and with the joint property line of said two lots, S. 61-34 W., 186.39 feet to an iron pin in or near branch; thence running along and with the meanderings of the branch as shown on the aforesaid plat, the traverse of which is S. 66-20 E., 84 feet and S. 31-53 E., 87.3 feet and S. 2-24 E., 56.7 feet to an iron pin in or near the center of the branch at the joint rear corner of Lots 40 and 41 as shown on the aforesaid plat; thence running along and with the joint property line of said last two mentioned Lots, N. 35-54 E., 214.9 feet to an iron pin on the Southwestern side of Lancelot Drive; thence running along the Southwestern curve of Lancelot Drive, the chord of which is N. 62-39 W., 15 feet to a point; thence continuing along said Drive, N. 47-44 W., 68 feet to an iron pin; thence continuing along said Drive, N. 33-42 W., 32 feet to an iron pin, the point of beginning.

GCTO This is the same property conveyed to the mortgagors by Deed of William D. Jones and Patricia A. Jones recorded March 6, 1978 in Deed Book 1074 at Page 707 in the RMC Office for Greenville County.

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RMC OFFICE
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