

102 W. Curtis St. Simpsonville, SC

1937-002

# 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:

JAMES D. McGUIRE and PATRICIA B. McGUIRE

(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 and No/100-----

DOLLARS (\$40,000.00), 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.

July 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, being known and designated as Lot No. 205, Section VI, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South western side of South Almond Drive at the joint front corner of Lots 205 and 206 and running thence with the joint line of said Lots, S. 56-36 W. 181.35 feet to an iron pin on the line of property now or formerly of Richardson; thence with said Richardson line, N. 33-29 W. 152.9 feet to an iron pin at the joint corner of Lots 204 and 205; thence with joint line of said Lots, N. 57-30 E. 182.21 feet to an iron pin on the Southwestern side of South Almond Drive; thence with the Southwestern side of South Almond Drive, S. 33-10 E. 150.0 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of James M. Donnelly and Frances P. Donnelly, of even date, to be recorded herewith.

GCTC

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STAMP TAX 16.00

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