

1437 9-23

United Federal Savings and Loan Association

FILED
GREENVILLE CO. S.C.

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack L. Frasher, Jr.

(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 THIRTY SIX THOUSAND & NO/100

DOLLARS (\$ 36,000.00), with interest thereon from date at the rate of Nine (9.00) 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.

November 30, 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

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville on the end of Penn Street, and having according to plat by J. C. Hill, on June 17, 1955, the following metes and bounds, to wit:

BEGINNING at an iron pin at the end of Penn Street at the corner of Lot 111 as shown in Plat Book H, at page 279, and running thence S. 58-36 W., 996.7 feet to an iron pin which is 450 feet N. 58-36 E. from Augusta Street; thence N. 44-18 W., 132 feet to an iron pin; thence N. 58-40 E. 1297 feet to an iron pin; thence S. 24-31 W., 126.5 feet to an iron pin at corner of Lot 112 as shown in Plat Book H, at page 279; thence across the deed end of Penn Street, S. 58-36 W., 258.3 feet to the point of beginning.

LESS, HOWEVER: All that piece of land conveyed to John C. Dunson and Dana C. Dunson by John C. Cosby, Jr. and Mary Stuart P. Cosby as shown in Deed Book 612, at page 186, in the RMC Office for Greenville County.

This property is shown on the Greenville County Block Book on Page 205, Block 1, Lot 16.1, and is a portion of Tract 3 on a plat of Property of C. H. Talley, and being a portion of the property conveyed to the Grantor herein by deed of John C. Dunson and Dunson Realty Company, Inc., dated August 25, 1975, recorded August 26, 1975, in the RMC Office for Greenville County in Deed Book 1023, at page 213.

This property is sold subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

DOCUMENTARY
STAMP
TAX
14.40

923

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