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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:

WHITT AUSTIN JONES AND ELSIE MARIE JONES

(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 Fifteen Thousand Seven Hundred Thirty-Eight and 12/100-----

DOLLARS (\$ 15,738.12), with interest thereon from date at the rate of Nine 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.

August 1, 1996

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, known and designated as Lot No. 3 on Plat made by Carolina Engineering & Surveying Co., and having, according to said Plat, the following metes and bounds, courses and distances, to-wit:

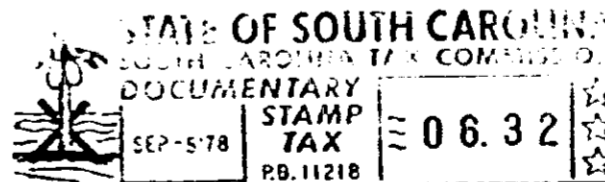
BEGINNING at an iron pin on the Southeastern edge of Riley Road, joint front corner of lots 2 and 3 and running thence with the joint line of said lots, S. 66-37 E., 186.2 feet to an iron pin; thence S. 29-30 W., 100 feet to an iron pin at the joint rear corner of lots 3 and 4; thence with the joint line of said lots, N. 66-33 W., 188.1 feet to an iron pin on the Southeastern edge of Riley Road; thence with the edge of Riley Road, N. 30-35 E. 100 feet to an iron pin being the point of beginning.

This conveyance is subject to restrictive covenants of record, set back lines, road or passageways, easements and rights of way, if any, affecting the above described property.

Derivation: Employee Transfer Corporation, Deed Book 1086, Page 715, recorded September 5, 1978.

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