

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:

That Community Properties, Inc.

(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-four thousand four hundred - - - -

DOLLARS (\$ 34,400.00), with interest thereon from date at the rate of 8.75 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.

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, Town of Simpsonville, being shown and designated as Lot No. 11 on Plat of THE CEDARS (formerly "Castlewood" subdivision), dated November 21, 1974, and recorded in Greenville County Plat Book 4-X, at Page 93, and having, according to said Plat, the following metes and bounds:

Beginning at an iron pin on the eastern edge of the cul-de-sac at the end of Tollgate Road at the joint front corner of Lot 10, and running thence with the joint line of Lot 10, S 70-56 E, 138.8 feet to a point on the line of property known as Poinsettia Subdivision; thence with the joint line of Poinsettia Subdivision, S 15-09 E, 80 feet to an iron pin on the line of property now or formerly owned by Poinsett Realty Co.; thence S 72-39 W, 124.4 feet to a point at the joint rear corner with Lot 12; thence with the joint line of Lot 12, N 25-03 W 121.3 feet to an iron pin on the eastern edge of the aforementioned cul-de-sac; thence with the eastern edge of said cul-de-sac, N 37-07 E, 25 feet; thence N 05-32 E, 30 feet to the point of beginning.



9563

4328 RV-21