

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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:

BOB G. SEXTON & CO., 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 FORTY-FOUR THOUSAND FOUR HUNDRED AND 00/100-----

DOLLARS (\$ 44,400.00), with interest thereon from date at the rate of 8-3/4% 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, 2005

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, in Austin Township, being shown and designated as Lot no. 2 on a plat of Holly Tree Plantation, Phase no. II, section 2, sheet I, made by Piedmont Engineers and Architects, dated January 10, 1976, recorded in the RMC Office for Greenville County in plat book 5D at page 47 and 48 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pecan Hill Drive, at the joint front corner of lots 1 and 2; thence with said Pecan Hill Dr., S. 43 E., 35 feet to an iron pin; thence continuing along said Drive, S. 49-30 E., 115 feet to an iron pin, joint front corner of lots 2 and 3; thence with the line of lot no. 3, S. 49-40 W., 162.78 feet to an iron pin; thence N. 42-35 W., 160 feet to an iron pin; thence with the line of lot no. 1, N. 54 E., 149.5 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the grantor by deed of Holly Tree Plantation, recorded of even date herewith.



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