

FILED
GREENVILLE CO. S. C.
APR 18 4 33 PM '77

BOOK 1394 PAGE 917

United Federal Savings and Loan Association

Fountain Inn, South Carolina

RONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} s:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Etolia S. Eubanks (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-five Thousand and No/100

DOLLARS (\$ 35,000.00), with interest thereon from date at the rate of Eight & One-half 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, 2002.

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 on the southern side of Barker Road in the County of Greenville, State of South Carolina and known and designated as Tract 2 on a plat prepared by Freeland & Associates, dated August 4, 1976 and contains 15.8 acres, more or less and is more fully described by metes and bounds as follows:

BEGINNING at a point in the center line of Barker Road and running thence S. 73-47 E., 152.9 feet to a point; thence N. 89-10 E., 157 feet to a point; thence N. 77-58 E., 261.6 feet; thence S. 16-11 E., 1,132 feet to a point; thence S. 53-35 W., 663.4 feet to a point in or near a creek; thence with the creek as the line, N. 10-59 E., 56.1 feet; thence N. 3-19 W., 128 feet; thence N. 25-01 E., 251.4 feet to a point; thence N. 48-02 W., 164.7 feet to a point; thence N. 25-32 W., 169.4 feet to a point; thence N. 19-51 W., 228.4 feet to a point; thence N. 46-30 W., 174.3 feet to an old iron pin; thence N. 6-27 W., 461.4 feet to an iron pin at the center of Barker Road, point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James Grady Smith, George David Smith and Kathryn S. Holt and Marylynn Smith recorded in the R.M.C. Office for Greenville County November 5, 1976 in Deed Book 1045 at Page 738.

DOCUMENTARY
STAMP

4328 RV-23