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BOOK 845 PAGE 53

OUIH. NORTH

## Travelers Rest Federal Savings &amp; Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

}

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Floyd J. Edwards

(hereinafter referred to as Mortgagor) SEND(S) CHITTING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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

Seven Thousand and no/100

DOLLARS (\$7,000.00), with interest thereon from date at the rate of six and 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.

January 1, 1976

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 Saluda Township, containing 10.55 acres as shown on plats of Mrs. Bessie Cantrell in plat book UU at page 74 and plat of Floyd Edwards in plat book OO at page 381 and having, according to said plats, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the Talley Bridge Road at the corner of property of Walnut Grove Baptist Church and running along its line and property of Mrs. Bessie Cantrell, S 25-07 E, 1,163 feet to an iron pin; thence S 54-57 E, 285 feet to an iron pin; thence N 27-50 E, 446 feet to an iron pin at or near the center of a county road; thence along the center of said county road the following courses and distances to-wit: N 39 W, 310 feet; N 44-15 W, 270 feet; N 26 W, 100 feet; N 6-10 W, 101.5 feet; N 33-35 W, 100 feet; N 47-30 W, 200 feet; N 82-15 W, 225 feet to an iron pin in the center of Talley Bridge Road; thence S 54-35 W, 73.5 feet to the point of beginning.

The 6.9 acres, as shown on plat book UU at page 74, was conveyed to me in deed book 657 at page 84, and the 3.65 acres shown in plat book OO at page 381 was conveyed to me in deed book 600 at page 481.