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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. H. C.

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**Saluda Valley Federal Savings & Loan Association**  
Willamston, South Carolina

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

} SS:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Golden Grove Properties, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Willamston, 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 Twenty Five Thousand and no/100

DOLLARS (\$ 25,000.00 ), with interest thereon from date at the rate of eight (8%) 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.

May 1, 1991

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 Grove Township, about 7 miles Southwest of the City of Greenville, and being known and designated as lot no. 42 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in plat book 000 at page 193, and having the following metes and bounds, to-wit:

Beginning at a point on the western side of Driftwood Drive at the joint front corner of lots 41 and 42 and running thence with the western side of Driftwood Drive S 2-38 W, 24.4 feet to a point; thence continuing with the western side of Driftwood Drive S 6-41 E, 113.2 feet to a point; thence still continuing with the western side of Driftwood Drive S 25-08 E, 113 feet to a point at the joint front corner of lots 42 and 43; thence S 55-36 W, 266 feet to a point at the joint rear corner of lots 42 and 43; thence S 46-32 W, 394 feet to a point at the joint rear corner of lots 41 and 42; thence N 75-08 E, 460.6 feet to a point on the western side of Driftwood Drive at the point of beginning.