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BOOK 1212 PAGE 04

OLLIE FARNSWORTH
R. M. C.

Saluda Valley Federal Savings & Loan Association
Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES R. HUGHES AND PATRICIA L. HUGHES

(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 Williamston, 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 **EIGHTEEN THOUSAND FOUR HUNDRED AND NO/100**

DOLLARS (\$ **18,400.00**), with interest thereon from date at the rate of **seven (7%)** 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.

October 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.

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ALL those two certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situate on the Southern side of Ashley Avenue in the City of Greenville, shown and designated as Lots 15 and 16 on a plat of property of B. E. Geer, recorded in Plat Book H at page 177 and when described as a whole containing the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Ashley Avenue at the joint front corner of Lots 14 and 15 and running thence with the line of Lot No. 14, S. 24-30 W. 200 feet to a pin; thence N. 65-30 W. 110 feet to a pin at the rear corner of Lot No. 17; thence with line of Lot No. 17, N. 24-30 E. 200 feet to a pin on Ashley Avenue; thence with the Southern side of Ashley Avenue, S. 65-30 E. 110 feet to the point of beginning.