

FILED
GREENVILLE CO. S. C.

Nov 23 1 05 PM '71

BOOK 1214 PAGE 630

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:

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 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 Fourteen thousand and No/100 -----

DOLLARS (\$ 14,000.00), 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.

December 1, 1990

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, being known

and designated as lot No. 25 on a plat entitled Golden Grove Estates prepared by R. D. Garrison dated August 14, 1971, constituting a portion of the property as shown on a plat recorded in Plat Book GGG, at page 289 and having the following metes and bounds, to-wit:

BEGINNING on the southerly side of Golden Grove Circle, joint front corner with property of James Freeman, and running thence along the said Freeman line S. 5-07 W. 285.6 feet to an iron pin; thence along the line of property of Sutton and Mauldin, S. 75-37 W. 200 feet to an iron pin; thence along the line of lot No. 24, N. 9-48 E. 349.4 feet to an iron pin on the southerly edge of Golden Grove Circle; thence along the edge of said circle, S. 86-22 E. 160 feet to the point of beginning.

ALSO, an easement for ingress and egress over the aforesaid 50' street known as Golden Grove Circle running from the subject property to the westerly edge of S. C. Highway #20.