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GREENVILLE CO. S. C.

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ELIZABETH R.M.C.

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**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:

T. K. PEDEN, JR. AND SHIRLEY M. PEDEN

(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 Nineteen Thousand Five Hundred and No/100-----

DOLLARS (\$ 19,500.00 ), with interest thereon from date at the rate of Seven & one-half per centum per annum, said principal and interest to be paid as therein stated, and (7½%)

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.

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**, near the Town of **Piedmont** containing **2.05 acres more or less according to a plat prepared by Charles K. Dunn, Surveyor, dated May 18, 1972 and having, according to said plat, the following metes and bounds, to-wit:**

**BEGINNING** at a spike in the approximate center of Peden Dirt Road, joint front corner with property of William E. Peden and running thence with the line of said William E. Peden, S. 51-35 W., 597.6 feet to a nail and cap in the center of the P & N Railroad right of way; thence with the center of said railroad right of way, N. 34-44 W., 200 feet to a point; thence along the line of property of T. K. Peden, Jr., N. 51-35 E., 306 feet to an iron pin in the center of Peden Dirt Road; thence along the center of said road, N. 85-23 E., 356.7 feet to the point of beginning.

**ALSO:** A right of way for ingress and egress to and from the subject property over the aforesaid Peden Dirt Road to Old Pelzer Road.