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GREENVILLE CO. S. C.

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ELIZABETH RIDDL **Saluda Valley Federal Savings & Loan Association**
R.M.C. Williamston, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss: MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James Guyton Thompson and Faye Coker Thompson

(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 Eight Thousand and No/100-----

DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of seven & three-fourths
per centum per annum, said principal and interest to be paid as therein stated, and (7-3/4%)

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, in Oaklawn Township, containing 4.35 acres, more or less, and shown as Tract B on plat of property of Earl W. Martin and Ora O. Martin prepared by Farmer and Simpson Engineers, Anderson, South Carolina, dated February 17, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin N. 70-46 W. 1322.8 feet from the center of the intersection of Williams Road and Old Pelzer Road, running thence S. 20-07 W. 421.5 feet to an iron pin; thence N. 69-53 W. 555.1 feet to an iron pin at the corner of property of Washington Baptist Church; thence with said church property N. 46-05 E. 462 feet to an iron pin; thence S. 70-46 E. 353.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Earl W. Martin and Ora O. Martin recorded in the Greenville County RMC Office in Deed Book 886 at page 65.