

Saluda Valley Federal Savings & Loan Association
Williamston, South Carolina

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LOU R. MODDER and RUTHE J. MODDER

(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 THIRTY-FIVE THOUSAND THREE HUNDRED AND NO/100

DOLLARS (\$35,300.00), with interest thereon from date at the rate of Nine (9%) per centum per annum, said principal and interest to be paid as therein stated, and

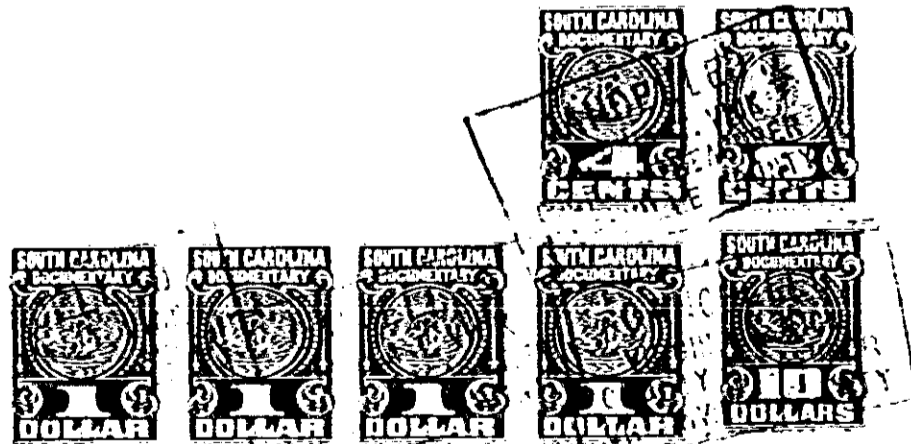
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable on April 1, 1995.

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. 14 on plat of Section One, Brookside Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4 R, Page 56, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of Adams Mill Road, the joint front corner of Lots 13 & 14; thence with the joint line of said lots S. 71-33 W. 160 feet to an iron pin; thence turning N. 18-27 W. 38 feet to an iron pin; thence N. 43-30 W. 68.44 feet to an iron pin joint rear corner of Lots 14 & 15; thence with the joint line of said lots N. 71-33 E 189 feet to an iron pin on the southwest side of Adams Mill Road; thence with the southwest side of said road S. 18-27 E. 100 feet to the point of beginning.



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