

Saluda Valley Federal Savings & Loan Association
P.O. Box 28
Williamston, South Carolina

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Troy Edward Bennett and Sybil Joan Bennett

(Hereinafter referred to as Mortgagor) SENDS 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 ---Fifteen Thousand One Hundred and no/100ths-----

DOLLARS & 15,100.00----, with interest thereon from date of the rate of eight & one-half 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.

January 1, 1993

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, Grove Township,**

containing .51 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Piedmont-Pelzer Highway at the corner of property of the S. M. Jones Estate, and running thence, along the line of that property, N. 85 W. 189 feet to an iron pin; thence, N. 85 W. 150 feet to an iron pin; thence, N. 12 W. 100 feet to an iron pin; thence, N. 12 W. 10 feet to a point; thence, N. 85 E. 160 feet to a point; thence, S. 5-05 E. 10 feet to an iron pin; thence, S. 5-05 E. 105.3 feet to an iron pin; thence, S. 85 E. 189 feet more or less to a point in the center of the Piedmont-Pelzer Highway; thence, along the center line of said highway in a southerly direction 20 feet to the point of beginning.

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DERIVATION: See deeds of Roy W. Bennett to Troy Edward Bennett and Sybil Joan Bennett as recorded February 26, 1963 in Deed Book 717 at Page 230 and on October 15, 1964, in Deed Book 759 at Page 523 in the R.M.C. Office for Greenville County, South Carolina.

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