

FILED  
GREENVILLE CO. S. C.

# United Federal Savings and Loan Association

229  
DENNIE S. BAIN BRIDGESLEY  
Fountain Inn, South Carolina

1430 448

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. STEWART PEDEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:  
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 SIXTEEN THOUSAND AND 00/100

DOLLARS (\$ 16,000.00 ), 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.

April 7, 1998

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 on the northeast side of the Neely-Ferry Road, in Fairview Township, containing 7.2 acres more or less according to a survey and plat made by Lewis C. Godsey and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Neely-Ferry Road corner of Henderson property and running thence with line of Henderson property, N. 64-45 E., 948.8 feet to a pin; thence S. 3-30 W., 195 feet to a stone; thence S. 34-26 W., 806 feet to point in center of said road; thence along the center of said road, N. 40-12 W., 598 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of J.T.S. Peden, Lizzie S. Peden and Lila P. Sprouse, recorded in the RMC Office for Greenville County in deed book 635 at page 87 on September 26, 1959.

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