

1973-1792

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:

JAMES LEROY VINSON AND MARTHA HELEN S. VINSON

hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted to 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 TWO THOUSAND TWO HUNDRED AND NO 100

DOLLARS (\$2,200.00), 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.

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 1.77 acres according to a plat prepared by Carolina Surveying Co. dated September 11, 1971 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin located approximately 60 feet South of Hamby Street at the joint front corner of Property of Bobby Eugene Phillips, et al, and Property of J. H. Rainey and running thence along the line of the Phillips property, S. 19-05 E., 457.5 feet to an iron pin (old); thence along the line of Property of Harold D. Pridmore, et al, N. 65-21 W., 352 feet to an iron pin on the line of Property of Joe A. Craine; thence along the line of Property of Craine and Property of Rainey, N. 14-00 W., 161.7 feet to an iron pin; thence along the J. H. Rainey line, N. 53-27 E., 245.8 feet to the point of beginning.

There is of record a mortgage executed by the mortgagors to the mortgagee covering the above described property, which mortgage is in the amount of \$13,000.00 and is recorded in Mortgage Book 1316 at page 148 in the RMC Office for Greenville County. These mortgages shall be of equal rank and a breach or default in either shall constitute a breach of both.

ALSO: An easement for ingress and egress to the property described above running to the southern edge of Hamby Street, across other property of Bobby Eugene Phillips and Jo Ann Phillips, being known as Tract No. 7 on a plat recorded in Plat Book W at page 47 in the RMC Office for Greenville County. Said easement measures 10 feet in width and generally follows the existing driveway located on the aforesaid property.



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