

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RICHARD F. PEDEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN 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 Four Thousand Six Hundred and No/100

DOLLARS (\$ 4,600.00), with interest thereon from date at the rate of Six (6%) 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.

December 1, 1983

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, Fairview Township, lying on the northern side of Jenkins Bridge Road between Fountain Inn and Fork Shoals Community, containing 42 acres, more or less, and having the following metes and bounds:

BEGINNING at a point near the center of Jenkins Bridge Road at the joint corner of property now or formerly of Mary Burdette Coble and running thence with the Coble line N. 28-30 E. 1115.4 feet to a point; thence N. 15-50 E. 1221 feet to a point in the creek; thence with the creek as the line N. 79-50 E. 180.18 feet to a point; thence along the line of a 6.14 acre tract conveyed to James C. Peden in Deed 296, at Page 417 (now property of William H. and James F. Peden) the following course and distances: S. 26 W. 369.6 feet; S. 19 W. 330 feet; S. 3-25 W. 389.4 feet; S. 85 E. 198 feet; S. 45-75 E. 173.48 feet; S. 1-50 W. 165 feet to a point on the line of property of Sudie H. and F. S. Peden; thence with their line S. 21 W. 207.76 feet to a point; thence S. 0-25 W. 190.08 feet to the corner of property formerly of James C. Peden and now property of Sudie H. and F. S. Peden; thence with the line of said property S. 19-25 W. 116.82 feet to a point; thence S. 46-75 W. 623.04 feet to a point; thence S. 82-75 W. 106.92 feet to a point near the center of Jenkins Bridge Road; thence along the center of said Road N. 65-75 W. 701.58 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of James C. Peden recorded in the R.M.C. Office for Greenville County in Deed Book 707, at Page 444.