

APR 30 12 37 PM 1980

BOOK 1091 PAGE 204

OLLIE HARRIS WORTH
R.M.C.

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:

Kenneth L. Darby and Martha W. Darby

(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 **One Thousand and 00/100**

DOLLARS (\$ **1,000.00** _____), with interest thereon from date at the rate of **Seven (7%)** 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 1, 1980

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 Grove Township, near the Augusta Road about 3½ miles from the Town of Piedmont, being a portion of "Tract #1" as conveyed to the mortgagors by deed of B. F. Hicks recorded in Deed Book 781 at page 29. The lot being mortgaged hereunder is more particularly described as follows:**

BEGINNING at an iron pin on the Southern side of Clearview Drive at the northwestern corner of "Tract #1" and running thence S. 13-15 W. 150 feet to an iron pin on the line of Hammond; thence along the line of Hammond, S. 58 E. 150 feet to a point; thence N. 13-15 W. 150 feet to a point on the southern side of Clearview Drive; thence along said Drive, N. 58 W. 150 feet to the point of beginning.

As a further aid in description hereof, reference is hereby made to a plat of the Property of Kenneth L. Darby, prepared by C. O. Riddle, Surveyor, on August 6, 1965.

There is of record another mortgage from the Mortgagors herein to the Mortgagee in the amount of \$14,000.00, recorded in Mortgage Book 1014, at Page 50. These mortgages shall be of equal rank and a default or breach of either shall constitute a breach of both mortgages and entitle the Mortgagee to foreclosure both simultaneously in one action.

RECORDED AND INDEXED BY
102-1000-116-112
FOR GREENVILLE COUNTY
APR 30 1980

FOR THE ASSOCIATION
JAMES H. HARRIS, JR.
SECRETARY