

Nov 20 2:13 PM '69

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:

JOE T. STEPHENS

(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 Five Hundred and 00/100

DOLLARS (\$ 500.00), with interest thereon from date at the rate of Eight (8%) 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.

November 1, 1974

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 the Town of **Piedmont**, located on **Orr Hill Street**, and being designated as **Lot No. 2** on plat prepared by **Dalton & Neves, Engineers**, in April, 1964, as property of "Piedmont Water & Sewer District" and being a portion of a larger lot formerly shown as **Lot No. 36** of **Piedmont Manufacturing Co.** on plat prepared by **Dalton & Neves, Engineers**, in March, 1950, and recorded in the RMC Office for **Greenville County, South Carolina** in **Plat Book X**, at page **88**, and being more particularly described, according to the plat first mentioned above, as follows:

BEGINNING at an iron pin on the Southwestern side of Orr Hill Street, the joint corner with Lot No. 1, as shown on said plat, and running thence along the line of Lot No. 1, S. 59-00 W. 150 feet to an iron pin; thence N. 31-00 W. 117.2 feet to an iron pin; thence N. 59-00 E. 150 feet to an iron pin on the Southwestern side of Orr Hill Street; thence with the side of said Street, S. 31-00 E. 117.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Piedmont Sewer & Light District, et. al., dated October 28th, 1965, recorded in the RMC Office for Greenville County.

There is of record an existing mortgage from the mortgagor to the Mortgagee in the amount of \$4,600.00, recorded in Mortgage Book 1013, at page 277. It is hereby agreed that the aforesaid mortgage and the within mortgage shall be of equal rank and priority, and a breach or default under either shall constitute a breach of both.