

GREENVILLE CO, S. C.

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BOOK 1120 PAGE 464

OLLIE FARNSWORTH
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: We,
D. Frank Austin and Nell C. Austin

(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 **Ten thousand four hundred and 00/100**

DOLLARS (\$ **10,400.00**), 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.

March 1, 1989

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, known as Lot 9, shown on Plat of Spring Valley Subdivision, dated August, 1963, and recorded in the R.M.C. Office for Greenville County, in Plat Book XX at page 157 and more particularly described as follows:

BEGINNING at the joint corners of Lots 8 and 9 on Pelzer Road, thence S. 87-00 W. 200.0 feet along line of Lot 8 to rear corner thereof; thence N. 3-00 W. 100.0 feet to SPRING LAKE ROAD; thence N. 87-00 E. 175.0 feet along SPRING LAKE ROAD to iron pin on said road; thence along arc of a circle of 25 feet radius whose chord is S. 48 E. 35.4 feet to iron pin at Pelzer Road; thence S. 3-00 E. 75 feet along Pelzer Road to point of beginning.

This is the identical property conveyed to the Mortgagors by deed of W.R. Jordal and Isabel S. Jordal to be recorded herewith.