

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH, **Saluda Valley Federal Savings & Loan Association**
R. H. C. Williamston, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss: MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ben Rowland

(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 Eighteen Thousand and No/100

DOLLARS (\$ 18,000.00), 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.

June 1, 1992

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 and being known and designated as Lot 111 on plat of Riverdale recorded in the Greenville County R.M.C. Office in Plat Book KK at page 107 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Knollview Drive at the joint corner of Lots 111 and 112 and running thence N. 3-11 W. 239.9 feet to an iron pin; thence N. 84 E. 125 feet to an iron pin; thence S. 2-49 E. 246.6 feet to an iron pin on the North side of Knollview Drive; thence with said Drive, S. 86-49 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Claude McKinney, Jr. dated July 15, 1971, recorded in the Greenville County R.M.C. Office in Deed Book 920 at page 332.