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GREENVILLE CO. S. C.

BOOK 1224 PAGE 488

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OLLIE FARR, ~~Saluda~~ **Saluda Valley Federal Savings & Loan Association**  
R. M. C. Williamston, South Carolina

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas E. Martin and Frances P. Martin

(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 Thirteen Thousand Two Hundred and no/100

DOLLARS (\$13,200.00), with interest thereon from date at the rate of 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.

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, having the street address of 61 Main Street, and being described as Lot No. 146 on a plat of property entitled "Revised Portion, Section No. 4; Property of Piedmont Manufacturing Company, Piedmont, South Carolina", dated February 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book DD, page 25, and having according to that plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Main Street at the intersection of that street with Church Street and running along Main Street N. 81-39 E. 134 feet to an iron pin at the joint front corner of Lots Nos. 145 and 146; thence along the joint line of said lots S. 7-23 E. 159.4 feet to an iron pin; thence S. 76-44 W. 7 feet to an iron pin; thence S. 82-49 W. 151.5 feet to an iron pin on Church Street; thence along Church Street N. 6-43 W. 117 feet to an iron pin; thence along a line the cord of which is N. 22-35 E. 47 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by Verner Truman Jenkins, Sr., and Margaret Dunlap Jenkins by deed of even date herewith.