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BOOK 877 PAGE 175

OLLIE CARNSWORTH
Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARTHUR B. GILBERT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 Three Hundred and no/100

DOLLARS (\$ 300.00), with interest thereon from date at the rate of seven 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, in Bates Township, containing 1 acre, more or less, being a portion of the 7½ acre tract conveyed to Clarence Lee Ballew, et al, in deed book 345 at page 425 by James H. Ballew, et al, from deed book 314 at page 317, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the intersection of Ballew Road and an unnamed county road, and running thence along the eastern side of Ballew Road, N 10 E, 275 feet to an iron pin in a creek; thence with a creek in a southeasterly direction (approximately 45 degrees) to an iron pin in said unnamed county road; thence with the center of it, S 62 W, 50 feet to a point; thence with the center of it, S 76 W, 200 feet; thence continuing with the center, S 72 W, 88 feet to the point of beginning and being a triangular shape lot at the intersection of two roads bounded on the northeastern side by said creek, and being the same property conveyed to me in deed book 430 at page 73.

There is a mortgage executed by Arthur B. Gilbert to Travelers Rest Federal Savings & Loan Association in the sum of \$2,500.00, recorded in mortgage book 781 at page 440. These two mortgages shall be of equal rank. A default under either mortgage will constitute a default under both mortgages.