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OLLIE FARNSWORTH
R. M. C.
ESCALATOR CLAUSE

BOOK 1123 PAGE 574

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:

GRACE M. BATES

(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 **FIFTEEN THOUSAND AND NO/100ths-----**

DOLLARS (\$ 15,000.00), 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.

May 15th, 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**, at **Marietta**, South Carolina, containing 10 acres, more or less and being a part of the C.C. Bates Estate and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U.S. Highway 276, known as the Geer Highway, at the corner of George M. Hutto, and running thence S 64-30 W 828 feet to an iron pin in North Saluda River; thence along the center of the River as the line N 22 W 365 feet; thence continuing along the river N 14 E 680 feet to the center of a bridge on U.S. Highway 276 crossing N. Saluda River; thence along U.S. Highway 276 the following courses and distances, to-wit: S 58-30 E 323 feet; S 47-45 E 200 feet; S 42-30 E 100 feet; S 39-30 E 367 feet to the point of beginning; This is a portion of the property conveyed to C.C. Bates in Deed Book 409, page 96 and is the same property willed to Grace M. Bates by Charles Clyde Bates in Apt. 847, file 8.