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GREENVILLE CO. S. C.

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BOOK 1134 PAGE 264

OLLIE FARNSWORTH
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL, WHOM THESE PRESENTS MAY CONCERN:

MARVIN H. AND VIOLET T. SUDDUTH

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

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of **7-3/4%** 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.

DECEMBER 3, 1994

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 **11.21 acres more or less** as shown on plat of **H. W. and Eliza H. Morrison** recorded in the **R. M. C. Office** for **Greenville County** in **Plat Book DD, page 111**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Elizabeth Drive and running thence along or approximately in the center of said Drive N 47-53 E 426 feet to a point in the center of Elizabeth Drive; thence still with center of Elizabeth Drive N 36-45 E 100 feet to a point in center of road; thence N 4-00 E 100 feet to a point in center of road; thence still with center of Elizabeth Drive N 14-48 W approximately 160 feet to a point in center of road; thence N 17-15 E 100 feet to a point of road; thence S 55-54 E 350 feet to an iron pin (iron pin offset 25 feet from center of road in line); thence S 77-00 E 336.5 feet to an iron pin in line of Taylor property (378.5 feet from Elizabeth Drive right of way); thence with Taylor property line S 0-19 E 463.0 feet to an iron pin; thence S 67-00 W 203.0 feet to an iron pin; thence S 22-30 W 68 feet to an iron pin; thence S 55-30 W 99 feet to an iron pin on old branch run; thence with Griffin property line N 71-15 W 733.2 feet to the beginning corner. Containing 11.21 acres more or less.

See Release 11/15/69 & 11/15/69 in Plat Book DD, page 502