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GREENVILLE CO. S. C.

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OLLIE FARNISWORTH

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:

CLEOPHUS RICKER

(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 **THIRTEEN THOUSAND FIVE HUNDRED AND NO/100ths--**

**DOLLARS (\$ 13,500.00** ), 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.

**SEPTEMBER 3, 1969**

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 16.1 acres, more or less, shown on plat of Constance S. Young recorded in the R. M. C. Office for Greenville County in Plat Book 4-C, page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 186 at the corner of Marilyn A. Stroud and running thence along the center of said road the following courses and distances, to-wit: N 70-45 E 200 feet; N 63-0 E 125 feet; N 54-01 E 300 feet; thence along Talmadge C. Stroud, Sr., S 47-0 E 894 feet to an iron pin on the bank of North Saluda River; thence following the river as the line, the traverses and distances of which are: S 6-26 W 100 feet; S 3-08 E 160 feet; S 26-48 E 105 feet; S 22-55 W 125 feet; S 51-42 W 246 feet; thence along Marilyn A. Stroud N 47-0 W 1366 feet to the point of beginning and being the same conveyed to me by deed of Constance S. Young to be recorded of even date herewith.