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GREENVILLE CO. S. C.

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BOOK 1137 PAGE 302

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:

EDWARD S. COSTER and LINDA G. COSTER

(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 Five Hundred Dollars and 00/100

DOLLARS (\$ 15,500.00), with interest thereon from date at the rate of _____ 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.

FEBRUARY 15, 1995

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, State of South Carolina in Travelers Rest known as lots 26, 27, 68, and 69 on plat of Gaston Heights recorded in R.M.C. office plat book YY page 101 and having according to said plat the metes and bounds to-wit:

BEGINNING: at an iron pin on the eastern side of Gaston Drive at the corner of lot 25 and running thence S 24-05 E 167.6 to the point of a curve the radius of which is 25 feet at the intersection of Paris View Drive running thence along Paris View Drive N 67-17 E 75 feet to an iron pin; thence N 81-09 E 100 feet to an iron pin; thence N 84-14 E 191.5 feet to an iron pin; thence around said curve at the intersection of Paris View Drive and Lipscombe Drive on a 25 foot radius to an iron pin on the western side of Lipscomb Drive N. 8-11 W 150 feet thence N 54-05 W 146.8 feet to an iron pin; thence S 65-55 W 375 feet to the point of beginning being conveyed to me by deed to be recorded of even date herewith.

This property is subject to a right of way to the town of Travelers Rest for Sewer purposes as will appear in Deed Book 855, pages 586 and 587.