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OLLIE FARNSWORTH  
R. M. C.

BOOK 1137 PAGE 438

## 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:

**JAMES MILTON MORGAN**

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

**DOLLARS (\$ 17,500.00** ), with interest thereon from date at the rate of **Eight (8%)** 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 15, 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**, being shown as **Lot 83 of Longforest Acres, plat of which is recorded in Plat Book JJJ, Page 79, of the R. M. C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the southerly side of Pecos Drive at the joint front corner of Lots 82 and 83 and running thence with the line of said lots, **S 42-22 E 119 feet**; thence **N 39-26 E 161.4 feet** to a point on Pecos Drive; thence with Pecos Drive **N 50-34 W 40.2 feet** to a curve in said Drive; thence with the curve (the chord of which is **S 88-30 W 86.1 feet**); thence continuing with Pecos Drive **S 47-38 W 89 feet** to the point of beginning and being the same conveyed to me by deed to be recorded of even date herewith.