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BOOK 1140 PAGE 75

## 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:

**THOMAS M. IVESTER AND HUETTA DUNCAN**

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

**DOLLARS (\$ 7,500.00**), 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.

**OCTOBER 15, 1981**

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, he 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 the town of **Travelers Rest**, being known as Lot 1 on plat of **J. C. McCoy Property**, made by **W. A. Hester** dated January, 1937, and containing 0.45 acres, more or less, and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the southeastern side of Ina Drive (Old McElhaney Road), and running thence S 33-0 E 200 feet to an iron pin; thence N 45-0 E 100 feet to an iron pin; thence N 33-0 W 200 feet to an iron pin; thence along said Drive S 45-0 W 100 feet to the point of beginning and being the same conveyed to us by Dreugh R. Evins to be recorded of even date herewith.

This property is subject to a right-of-way for road purposes executed to the County of Greenville in Deed Book 754, page 50. This property is shown on the County Block Book System on Sheet 486, Block 1, Lot 1.