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OLLIE FARNSWORTH
R. M. C.

BOOK 1145 PAGE 204

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:

ANNIE P. BATSON

(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 **ONE THOUSAND TWO HUNDRED AND NO/100ths-----**

DOLLARS (\$ **1,200.00**), 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.

JANUARY 3, 1973

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 lying West of U. S. Highway 276 and South of Elizabeth Drive, and containing 28 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway 276, known as the Geer Highway, at a point 8.5 feet North of the Battie Batson Store and running thence S 60-0 W 92.4 feet to an iron pin; thence S 28-0 E 52.8 feet to an iron pin; thence S 58-0 W 462 feet to an iron pin; thence N 26-0 W 834.24 feet to a point near the center of Elizabeth Drive; thence S 83-0 W 292.22 feet to an iron pin; thence S 23-50 E 18.8 feet to a point in the center of Elizabeth Drive; thence along the center of said Drive S 73-44 W 293.7 feet to an iron pin (as shown in Plat Book KKK, page 7); thence S 28-0 E 633.4 feet to a branch at the corner of B. A. Burns and Mack Miller estate; thence S 18-0 E 765.6 feet to an iron pin in the center of James Road; thence N 65-0 E along the center of said road 1214.4 feet to an iron pin on the western side of U. S. Highway 276; thence N 28-0 W 666.6 feet to the point of beginning and being the same conveyed to me in Deed Book 276, page 138, less a small portion conveyed away by me in Deed Book 776, page 347.