

FILED
GREENVILLE CO. S. C.

SEP 2 2 15 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1165 PAGE 277
August 28, 1970

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:

WOODROW B. NIX

(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 AND NO/100ths**-----

DOLLARS (\$ 1,000.00), 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.

AUGUST 1, 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, on the eastern side of the South Saluda River, being known as Lot No. 1 on plat of "Ellison River Lots" as made by C. Edgar Williams, Jr., August, 1954, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint corners of Lots 1 and 2 on the western side of a County Road and running with the joint lines of said lots N 87-20 W 139.8 feet to an iron pin; thence following the direction of said river S 15-20 W 80.4 feet to an iron pin; thence N 82-00 E 170 feet to an iron pin on edge of said road; thence following said road N 8-00 W 55 feet to the beginning corner.

ALL of that lot of land in the County of Greenville, State of South Carolina, on the east side of the South Saluda River approximately 4750 feet up-stream from S. C. Highway No. 288, being known and designated as Lot No. 2 of Ellison River Lots, and according to plat made by C. Edgar Williams, Jr., Engineer, August 21, 1954, having the following metes and bounds, to-wit:

BEGINNING at a stake on the East bank of the river 80.4 feet North of the Robertson-Ellison property corner and proceeding with the River N 15-44 E a distance of 80.0 feet to a stake; thence S 79-51 E 137.3 feet to a stake on the road right of way line; thence with road S 18-15 W 55.0 feet to a stake, thence N 87-20 W 139.8 feet to the point of beginning. This describes a land area of 0.21 acres, more or less. This is the same property conveyed to me in Deed Book 698, page 152.

For satisfaction to this mortgage see Satisfaction Book 1 Page 88.

SATISFIED AND CANCELLED OF RECORD

7 July 1971
Ollie Farnsworth

R. M. C. FOR CLERK, COUNTY, S. C.

AT 1:23 O'CLOCK P. M. NO. 550