

GREENVILLE CO. S. C.

Nov 10 2 23 PM '70

BOOK 1172 PAGE 227

1886.

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:

J. S. GARRETT, JR.

(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 **TEN THOUSAND AND NO/100THS**-----

DOLLARS (\$ **10,000.00**), with interest thereon from date at the rate of **SIX (6%)** 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, 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, in Bates Township, containing 33.19 acres, more or less, and composed of two tracts of 26.22 acres and 6.97 acres and being shown on plat of T. E. Hart and J. S. Garrett, Jr., recorded in the R. M. C. Office for Greenville County in Plat Book 00, at pages 236 and 237, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Little Texas Road at the corner of R. P. Styles, and running thence along said Road S 26-42 W 300 feet to an iron pin; thence along Ferguson S 63-18 E 200 feet to an iron pin; thence S 25-36 E 297 feet to an iron pin; thence S 35-13 W 457.3 feet to an iron pin in the center of Rifle Range Road; thence along said Road S 29-27 E 595 feet to an iron pin; thence N 57-37 E 325 feet to an iron pin; thence N 28-58 E 387.4 feet to an iron pin; thence S 70-05 E 585 feet to an iron pin; thence N 18-14 E 891 feet to an iron pin; thence N 73-16 E 1060 feet to an iron pin; thence S 28-36 W 124 feet to an iron pin; thence N 68-24 W 453 feet to the point of beginning and being the same conveyed to the Mortgagor in Deed Book 621, at pages 25 and 51; and Deed Book 651, at page 299.