

GREENVILLE CO. S. C.

Dec 14 2 48 PM '70

BOOK 1175 PAGE 380

OLLIE FARNSWORTH

R. M. O.

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 D. SIMS AND RUTH HALL SIMS

(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 THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100THS---

DOLLARS (\$ 35,500.00), 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.

DECEMBER 1, 1985

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 Paris Mountain Township, being known as 2 tracts of land, one containing 2.75 acres, more or less, and one containing 1.81 acres, more or less, and being a part of Tract 96 on plat 2 of Parker Land Company and having the following metes and bounds, to-wit:

1.81 Acre Tract: BEGINNING at an iron pin on the eastern side of North Parker Road at the corner of Sims and running thence N 5 E 271.9 feet to an iron pin at the corner of Jackson; thence S 72-16 E 427.2 feet to an iron pin at the corner of Gilbert; thence S 27-25 W 112.7 feet to an iron pin; thence S 66-44 W 72.7 feet to an iron pin; thence S 88-11 W 313.3 feet to the point of beginning and being the same conveyed to us in Deed Book 851, page 341.

2.75 Acre Tract: BEGINNING at an iron pin in North Parker Road (formerly New Poor House Road) at the corner of property of Herman D. and Jeanett D. Boldt, and running thence S 80 E 491.7 feet to an iron pin; thence S 60 E 165 feet to an iron pin in branch; thence with the branch N 28-4 E 165 feet to an iron pin; thence along the property line of Della Gilbert N 59 W 379.5 feet; thence along property of P. L. Bruce S 62 W 91.69 feet, more or less, to an iron pin; thence continuing along line of property of P. L. Bruce, S 86-30 W 307.55 feet to an iron pin in North Parker Road; thence along said road S 3-30 W 50 feet to an iron pin; thence still with the road, S 4 W 85.14 feet to the point of beginning and being the same conveyed to us in Deed Book 501, page 45; Deed Book 294, page 28; and, Deed Book 294, Page 29.