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GREENVILLE CO. S. C.

DEC 14 2 49 PM '70

OLLIE FARNSWORTH
R. H. C.

BOOK 1175 PAGE 432

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:

SYLVIA LANFORD MARCHANT

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

DOLLARS (\$ 17,500.00), 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.

APRIL 1, 1996

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 Saluda Township, containing one (1) acre, more or less, and being situate on Lake Road near Chinguapin and Mollirene Lake Roads, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lake Road, which iron pin is situate 475 feet, more or less, from the eastern end of the boundary of Tract 2 of the William Turner Estate made by Dalton and Neves in April, 1931, designated as N 82-35 E 550 feet, being the corner of Tracts 2 and 3, and running thence along said road, N 25-15 E 42.5 feet to an iron pin; thence N 73-45 E 75 feet to an iron pin; thence N 73-45 E 110 feet to an iron pin; thence N 14-50 W 200 feet to an iron pin; thence S 73-45 W 110 feet to a small branch; thence S 53-45 W 146 feet to an iron pin; thence S 25-30 E 184 feet to the point of beginning. This is the same property conveyed to me by C. C. Lanford in Deed Book 901, page 529.

See Plat Book 4H, page 139, to accurately tie down the description of the above property. The beginning corner above is situated northerly from the corner of Tracts 2 and 3 on plat of the William Turner Estate which is designated by the intersecting lines, S 82-35 W 550 feet and N 10-15 W 800 feet. From this intersecting point to the beginning point of the one acre above, established the following courses and distances, to-wit: N 39-30 W 100 feet to an iron pin; thence N 4-20 W, along the center of the road, 100 feet to an iron pin; thence continuing with the center of the road, N 4-50 E 100 feet to an iron pin; thence N 10-15 E 100 feet to an iron pin; thence N 23 E 50 feet to an iron pin; thence N 35-15 E 37.5 feet to an iron pin; thence northwesterly 12.5 feet, more or less, to the point of beginning of the one acre tract.