

GREENVILLE CO. S. C.

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BOOK 1181 PAGE 608

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:

HERMAN BURNS

(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 **SIX THOUSAND AND NO/100THS**

DOLLARS (\$ **6,000.00**), 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.

**FEBRUARY 1, 1977**

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 **Highland Township**, containing **13.35 acres, more or less, consisting of a 1 acre tract and a 12.35 acre tract of the Bonnie Hart Property, located about 1 mile East of Highlands a short distance West of the intersection of Glassy Mountain Road and Highway 414, (sometimes referred to as the Tugaloo Road or the Highland Road) and having the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin at or near the center of an unnamed county road, approximately 265 feet Northwest of the center of Highway 414, at the joint corner of the property conveyed to Jordan in Deed Book 522, page 43, and to Harry L. Hart in Deed Book 570, page 48, and running thence along the Hart property, N 31-45 E 42 feet (or 52 feet); thence along Hart, N 4-10 E 326 feet to an iron pin; thence N 77 E 12 feet to the corner of Harry L. Hart and Noulton Howard; thence along Howard, N 1-30 E 195 feet to an iron pin; thence N 26 W 111 feet to an iron pin; thence N 1-30 W 100 feet to an iron pin; thence N 14 W 255 feet to an iron pin; thence N 46 W 290 feet to an iron pin; thence N 27 W 190 feet to an iron pin at the corner of M. A. Dill; thence along the Dill property, S 30-30W 1600 feet, more or less, to an iron pin at the corner of Dill and Jordan (since conveyed to Plumley); thence along the Jordan property, N 89 E 264 feet to an iron pin; thence N 66-45 E 91 feet to an iron pin; thence N 65-30 E 117 feet to the point of beginning.

The above description is the same property conveyed to Herman Burns in Deed Book 718, page 119, and Deed Book 617, page 368. The description is derived from said deeds in conjunction with deeds of Bonnie Hart to the surrounding properties.