

GREENVILLE, S. C.

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BOOK 1190 PAGE 474

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:

**LEONARD JAMES TIPPETT AND DORIS R. TIPPETT**

(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 **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.

**MAY 1, 1982**

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 **Cleveland Township**, on the southern side of Jones Gap Road near the Middle Saluda River, being a portion of the property of Mulberry Corporation and being shown as the property of G. M. Myers recorded in the R. M. C. Office for Greenville County in Plat Book U, at page 93, and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the southern side of Jones Gap Road approximately 955.3 feet northwest of the intersection of River Falls Road, also known as Duckworth Road, at the corner of Thompson, and running thence along said Road, N 74 W 132 feet to an iron pin; thence N 79-30 W 165 feet to an iron pin; thence N 82-09 W 196 feet to an iron pin on said road at the corner of Mulberry Corporation; thence with it, S 3-59 W 549.3 feet to an iron pin; thence S 79 E 310.5 feet to an iron pin; thence N 22 E 571.7 feet to the point of beginning and being the same property conveyed to Marshall W. Edwards in Deed Book 812, page 14, and Deed Book 675, page 307, including any and all rights of the Grantor or his predecessors in and to water rights to the reservoir now supplying water to the premises in accordance with the rights granted in Deed Book 254, at page 297; subject, however, to the rights of way and easements of records and all rights heretofore granted in and to water across the premises, and being the same property conveyed to us by Marshall W. Edwards by deed to be recorded of even date herewith.