

FILED
GREENVILLE CO. S. C.

BOOK 1194 PAGE 07

JUN 7 3 36 PM '77

DILLIE 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:

ELIZABETH G. SMITH

(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 TWO THOUSAND SEVEN HUNDRED AND NO/100THS-----

DOLLARS (\$2,700.00), 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.

JUNE 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 Paris Mountain Township, containing 2.09 acres, more or less, and being a portion of the property of James C. Denny shown in Plat Book T, page 227, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Elizabeth G. Smith in the center of Layton Drive, and running thence along the Smith property, N 5-02 E 100 feet to an iron pin; thence S 83-59 E 215.1 feet to the Truell property; thence N 2-21 E 109 feet, more or less, to an iron pin in the ditch; thence following the ditch as the line, the traverse of which is N 44 W 216.5 feet to an iron pin; thence S 58 W 130 feet, more or less, to an iron pin at the corner of Hall (which property is shown in Plat Book RRR, at page 143); thence along Hall, S 12-50 E 129.7 feet to an iron pin; thence S 7 W 110 feet to an iron pin in the center of Layton Drive; thence along the center of said Drive, 35 feet, more or less, to the point of beginning. This is a portion of the property conveyed to Franklin A. Glazener and Edna Glazener in Deed Book 406, page 69, less conveyances out to the Smiths in Deed Book 482, page 306, and to the Halls in Deed Book 829, page 29, and is the same conveyed to the Mortgagor by deed of Franklin A. Glazener and Edna Glazener to be recorded of even date herewith. (510.2-1-36)

ALSO: ALL of that lot of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, being a portion of the property of James C. Denny shown in Plat Book T, at page 227, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Layton Drive at the corner of Truell, and running thence along Truell, N 2-21 E 114 feet to an iron pin; thence

(cont'd)