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GREENVILLE (CO. S. C.)

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BOOK 1198 PAGE 7

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:

JAMES W. WILLIS

(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.

JULY 1, 1986

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**, containing **5.61 acres**, more or less, and being designated as **Lot No. 1, John H. Williams Property** on property of **Paris Mountain-Caesar's Head Co., Sumter Hill Development**, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Geer Highway, U. S. 276, at the corner of Lot No. 2, and running thence N 17 W 606 feet to an iron pin at the rear corner of Lot Nos. 8 and 9; thence N 51-40 W 278 feet to the rear corner of Lot Nos. 13 and 14; thence along the rear of Lot No. 14, S 28-35 W 90 feet to an iron pin; thence S 15-30 W 270 feet to an iron pin; thence DUE SOUTH 223 feet to an iron pin on the northern side of Sumter Drive; thence with said Drive, S 44-20 E 100 feet to an iron pin; thence S 21-30 E 93.5 feet to an iron pin on the northern side of Geer Highway; thence along the Northern side of Geer Highway, approximately S 82 E 418 feet, more or less, to the point of beginning. Part of the property adjoining Geer Highway has now been included in the boundaries of said Highway by virtue of the widening of the road.

This property is shown on a plat by Dalton and Neves in Plat Book G, at page 213, a revision of an earlier plat unrecorded by Dalton & Neves in July of 1925.

This is the same property conveyed conveyed to the Mortgagor in Deed Book 822, at page 617.