

GREENVILLE CO. S. C.

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BOOK 1200 PAGE 487

OLLIE FARNSWORTH  
R. H. 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 R. PHILLIPS

(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 **THREE THOUSAND TWO HUNDRED AND NO/100THS**-----

**DOLLARS (\$ 3,200.00**), 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, 1976**

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 Bates Township, being a portion of the Sallie Rochester Property, known as Lot 3 and the addition to Lot 3, containing 3.78 acres and 3.31 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Keeler Bridge Road at the corner of property of Lewis Rochester, which iron pin is situate approximately 523 feet North of the intersection of Ledbetter Road, and running thence N 62-45 E 374 feet to an iron pin; thence S 6 E 270 feet to an iron pin; thence S 89 E 467 feet to an iron pin; thence N 16 W 551 feet to an iron pin; thence along Goldsmith, S 77 W 720 feet to an iron pin in the center of Keeler Bridge Road; thence with the said Road, S 8 E 262 feet to the point of beginning. Reference should be had to plat of Sallie Rochester recorded in Plat Book NN at page 54. This is the same property conveyed to me in Deed Book 806, at page 307.