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GREENVILLE, CO. S. C.

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BOOK 1203 PAGE 555

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:

**ALBERT E. RICHARDS & MARGARET G. RICHARDS**

(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.

**August 1, 1983**

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**, on the **South side of State Road 414**, having the following metes and bounds, courses and distances, as shown on a plat of survey made by Terry T. Dill, surveyor, February 20, 1956:

**BEGINNING** at a point on the S/S of State Road 414, (115.8 feet from the Landreth corner) and running S. 59 E. 204.6 feet to the Bowling line; thence with the Bowling line N. 31 E. 109 feet to an iron pin; thence N. 58-45 W. 209.3 feet to an iron pin on edge of said road; thence following said road S. 28-50 W. 110 feet to the beginning corner, being the same property conveyed to John Robert Arrowood by deed recorded in Deed Book 599 at page 3, and the same conveyed to us by deed to be recorded of even date herewith.

**ALSO:**

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, Bates Township, on the S/S of Tugaloo Road (State Road 414) adjoined by lands of grantor on East, Oscar Bowling on the South, Euzelia Landreth on the west and said road on the North, and having, according to a survey made by T. T. Dill, surveyor, February 20, 1956, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

**BEGINNING** on the S/S of said State Road 414, joint corners this land and that of Euzelia Landreth and running S. 56-20 E. 206.6 feet to an iron pin on the Bowling line; thence with said line N. 27-45 E. 100

(continued on reverse side)