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GREENVILLE, CO. S. C.
AUG 26 3 09 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1204 PAGE 107

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:
ROY LEE STYLES

(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 **Seventeen Thousand and No/100ths**

DOLLARS (\$ **17,000.00**), 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, being shown as a portion of Lots 18, 19 and 20 on plat of property of Roy Styles, shown in Plat Book Y at page 63 and Plat Book UU at page 91, and Lot 14-A, according to a more recent plat entitled "Leroy Styles", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book _____ at page _____, and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the eastern side of U. S. Highway No. 25 at the southern intersection of Lions Club Road, also known as View Circle Drive and running thence along the southern side of Lions Club Road N. 86-45 E. 196 feet to an iron pin; thence S. 3-15 E. 200 feet to an iron pin; thence S. 86-45 W. 93 feet to an iron pin on the rear corner of Lot 18; thence S. 3-15 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence S. 86-45 W. 124 feet to an iron pin on the eastern side of U. S. Highway No. 25; thence with said Highway, the following courses and distances, to-wit: N. 1-31 E. 100.35 feet to an iron pin; N. 1-05 E. 100.25 feet to an iron pin; N. 0-15 E. 75.15 feet to the point of beginning.

Lots 18, 19 and 20 are part of the property conveyed to Roy Styles in Deed Book 259 at page 42; Lot 14-A was conveyed to Leroy Styles in Deed Book 731 at page 85. Leroy, Roy and Lee Roy are all one and the same person, who died testate as will appear in Apt. 1015, file 23, wherein he devised said lots unto his son, Roy Lee Styles. Maud H. Styles has now married a Nix, thereby removing the condition to the devise.

The above plat, entitled "Leroy Styles", made by Terry T. Dill, August 12, 1963, was refused recordation by the Planning & Zoning Commission.