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GREENVILLE CO. S. C.

BOOK 1203 PAGE 591

OCT 4 2 34 PM '71

OLLIE FARNSWORTH

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:

LOUISE HALL BATSON

(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 **Twenty Five Thousand Seven Hundred Fifty and no/100ths --**

(7 3/4%)

DOLLARS (\$25,750.00), with interest thereon from date at the rate of **seven & three-fourth** 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

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**

All that tract of land in the County of Greenville, State of South Carolina, in Saluda Township, containing 84.7 acres more or less, as shown on plat of HENRY MCKENZIE, recorded in the R.M.C. Office for Greenville County in plat book KKK, page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in a County Road (which runs south from U. S. Highway 25, near the intersection of Old Buncombe Road), at the corner of Bayne and Chapman, and running thence S 40-48 E 1984 feet to an iron pin; thence along Gosnell S 41-32 W 1449 feet to an iron pin; thence along Edwards N 27-09 W 2078 feet to an iron pin; thence N 22-09 W 733 feet to an iron pin on a branch; thence with the branch as the line the traverse of which is N 64-34 W 223.2 feet to an iron pin; thence with the branch as the line the following traverses and distances, to-wit: N 15-04 W 674.6 feet; N 28-17 W 212.2 feet; N 39-09 W 261.8 feet to an iron pin; thence N 60-12 E 530 feet to an iron pin; thence S 53-39 E 514 feet to an iron pin; thence S 20-39 E 1604 feet to an iron pin on a branch, thence with the branch as the line the traverse of which is N 58-10 E 363 feet to the point of beginning. This is the same property conveyed to me by Deed Book 779 at Page 112.

This property is subject to an easement to flood one acre of land by the adjoining land owner for lake purposes as will appear in Deed Book 888, Page 399.