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BOOK 1211 PAGE 479

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:

SARAH T. CARPENTER

(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 Twelve Thousand Five Hundred and no/100ths

DOLLARS (\$ 12,500.00), with interest thereon from date at the rate of six (6%) 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, 1985

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 Lot 38 on plat of Club View Heights recorded in the R. M. C. Office in Plat Book GG at page 145 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Furman View Drive at the corner of Lot 39 and running thence N 82-35 W 165 feet to an iron pin; thence N 7-28 E 100 feet to an iron pin; thence S 82-35 E 165 feet to an iron pin on the western side of Furman View Drive, thence with said drive S 7-25 W 100 feet to the point of beginning.

THIS is the same property conveyed to me by J. P. Traynham, Sr. by deed to be recorded of even date herewith.

THIS mortgage is a corrective mortgage. The parties had intended to convey Lot 38 and mortgage the same to Travelers Rest Federal Savings and Loan Association, yet the deed and mortgages refer to Lot 37. The purpose of this mortgage is to correct the description on the record so that it will conform to the lot upon which the house is located. Lot 37 was conveyed by J. P. Traynham, Sr. to Wilcy R. Traynham in Deed Book 771 at page 298 who subsequently conveyed Lot 37 to Kenneth Garland in Deed Book 772 at page 440. Kenneth Garland executed a mortgage to Travelers Rest Federal Savings and Loan Association for \$12,000.00 in Mortgage Book 993 at page 415 and for \$500.00 in Mortgage Book 1,017 at page 321 covering Lot 37. Subsequently Kenneth Garland sold to Sarah T. Carpenter Lot 37 in Deed Book 788 at page 646 wherein she assumed both mortgages.