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GREENVILLE CO. S. C.

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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 DENNIS GARRETT and BOBBIE JEAN G. GARRETT

(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 Four Thousand and No/100ths** ---

DOLLARS (\$ 24,000.00), 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.

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, at Marietta, South Carolina known as Lot 15 on plat of J. P. Stevens & Co. in Plat Book 000, Page 131, and having according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northern side of Talley Bridge Road at the corner of Lot 14 and running thence N 21-12 W 287.2 feet to an iron pin; thence N 79-24 E 175.6 feet to an iron pin on the southwestern side of Carter Drive; thence with said Drive S 42-45 E 110.15 feet to an iron pin; thence along the western side of Stevens Avenue S 0-09 W 192.8 feet to an iron pin; thence with the curved intersection of Stevens Avenue and Talley Bridge Road, the chord of which is S 43-27 W 36.5 feet to an iron pin; thence along the northern side of Talley Bridge Road S 86-45 W 112.3 feet to the point of beginning, and being the same conveyed to us in Deed Book 917, Page 387 and subject to the 20 foot drainage easement across the front of said lot as shown on said plat, together with other right-of-ways and restrictions of record.