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GREENVILLE CO. S. C.

BOOK 1228 PAGE 561

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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:

Steven J. Anderson and Judith B. Anderson

(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 **Eleven Thousand Five Hundred and no/100ths** ----

DOLLARS (\$ **11,500.00**), 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.

March 1, 1990

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 **Renfrew**, being a portion of Lot 63 on plat of **Abney Mills** recorded in the RMC Office for Greenville County in Plat Book **QQ** at Page **53**, together with an adjoining tract of approximately 3 acres, containing in the aggregate 3.55 acres more or less as shown on plat of **Steven J. and Judith B. Anderson** in Plat Book **4-M**, at Page **185**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Renfrew Road at the corner of Wright, which iron pin is situate 91 feet southwest of the curved intersection of Circle Road and running thence in Renfrew Road S 25-07 W 165.3 feet to an iron pin at the corner of Davis; thence N 64-05 W 151.8 feet to an iron pin; thence S 27-41 W 83.5 feet to an iron pin; thence N 74-02 W 419.2 feet to an iron pin; thence N 21-15 E 329.3 feet to an iron pin; thence S 70-04 E 280 feet to an iron pin; thence N 32-10 E 119.6 feet to an iron pin on the southern side of Circle Road; thence S 57-49 E 172.4 feet to an iron pin at the corner of Wright; thence S 17-10 W 105 feet to an iron pin; thence S 73-01 E 108 feet to the point of beginning. This is a portion of the property conveyed to the Mortgagors by deed to be recorded of even date herewith.

THIS property is subject to restrictive covenants in Deed Book 621 at page 18 and rights of way in Deed Book 625 at page 485, and to such others as may be of record.