

OLLIE FARNSWORTH
R.M.C. Travelers Rest Federal Savings & Loan Association
Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JENNINGS EDWARDS and EVELYN B. EDWARDS

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

DOLLARS (\$ 3,500.00), 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.

April 1, 1980

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, in the Town of Travelers Rest, known as a portion of Lots 1 and 3 on plat of Carl R. Vest, recorded in the RMC Office for Greenville County in Plat Book B at page 184 and as revised in Plat Book U at page 7, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Vest Street at the rear corner of George L. Coleman, Jr. property, 150 feet southeast of Cooper Street, and running thence along the Coleman property N 62 E 200 feet to the joint rear corner of Lots 6 and 7; thence S 35 E 54 feet to an iron pin at the corner of Algie L. Gilreath; thence along his line, S 48-15 W 182 feet, more or less, to an iron pin on Vest Street; thence with Vest Street N 48 W 100 feet to the point of beginning, and being the same conveyed to us in Deed Books 643 at page 524 and Book 552 at page 122.

ALSO: ALL of that lot of land in Bates Township, Greenville County, State of South Carolina, on the southern side of Cooper Street in the Town of Travelers Rest, being all of Lot No. 8, a 20-foot strip shown as an alley (which has never been opened) and a portion of Lot No. 9 as shown on plat of property of Carl R. Vest made by W. P. Morrow in March, 1946, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Cooper Street, 370 feet east from Church Street at corner of Lot No. 9 and running thence S 29-00 E 147 feet, more or less, to a stake on line of Lot 1; thence with the line of Lot No. 1 and 3, N 61-00 E 110 feet to a stake, corner of Lot No. 7; thence with the line of said lot, N 29-00 W 147.5 feet to a stake on Cooper Street; thence with the southern side of Cooper Street S 61-30 W 110 feet to the beginning corner and being the same conveyed to me by deed of Lloyd Jones or Reba J. Jones.