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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH

R. H. 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:

**STEVE WINGARD**

(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 **Fifteen Thousand and no/100ths** -----

**DOLLARS (\$15,000.00)** (7-3/4%), with interest thereon from date at the rate of **seven & three-fourths** 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, 1987**

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 Chick Springs Township or O'Neal Township on the southwestern side of a state highway leading from Reid School to Travelers Rest referred to as State Park Road and containing 58.78 acres and composed of 2 tracts of land adjoining each other described as follows:

22.9 acres as shown on plat of W. J. Riddle dated April 1, 1937.

Beginning at a point on said highway at the corner of Amanda Norris and running thence along said highway S 27 W 1,647 feet to an iron pin; thence S 34-30 W 381 feet to the property of Paris Mountain Water Co.; thence N 1-45 E 1,540 feet to a creek; thence following the creek as the line N 64 E 242 feet to an iron pin; thence S 88-15 E 97 feet to an iron pin; thence N 84-30 E 283 feet to a branch; thence N 70-30 E 275 feet to said highway; thence along it the following courses and distances, to-wit: S 71-15 E 252 feet; S 52-45 E 81 feet to the point of beginning.

35.88 acres according to plat of J. S. Brockman dated December 17, 1946.

Beginning at an iron pin at the corner of the above described property in Paris Mountain Water Co. and running thence S 89-39 W 1,496 feet to an iron pin; thence N 10-44 W 499 feet to an iron pin; thence N 7-15 W 692 feet to an iron pin; thence S 76-38 E 1,765.5 feet to an iron pin; thence S 2-15 W 768.5 feet to the point of beginning.