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GREENVILLE CO. S. C.
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JULIE FANNING
REC'D

BOOK 1236 PAGE 466

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:

POINSETT SERVICE CORPORATION

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

DOLLARS (\$10,000.00), 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.

November 1, 1997

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 **Travelers Rest**, being known as **Lot 38** on plat of **Sunny Acres** recorded in the RMC Office for **Greenville County** in **Plat Book BB** at **Page 168** and having the following mates and bounds, to-wit:

BEGINNING at an iron pin on the northern side of **Cox Drive** at the corner of **Lot 37** and running thence with said **Drive S 56-05 W 75 feet** to an iron pin; thence **N 33 W 154.3 feet** to an iron pin; thence **N 57 E 75 feet** to an iron pin; thence **S 33 E 156.9 feet** to the point of beginning, and being one of the lots conveyed to the Mortgagor in **Deed Book 939** at **page 104**, and subject to restrictions in **Deed Book 496** at **page 129** and to an agreement to widen the road with the County.

There is a mortgage by **Poinsett Service Corporation** to **Travelers Rest Federal Savings and Loan Association** in the sum of **\$25,000.00** dated **April 3, 1972**, recorded in **Mortgage Book 1228** at **page 353**. These two mortgages shall be of equal rank. A default under either mortgage will constitute a default under both mortgages.