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ELIZABETH RIDDLE

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 VENELL STAMEY AND SHIRLEY L. STAMEY

(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 **THIRTEEN THOUSAND AND NO/100THS**-----

DOLLARS (\$ **13,000.00**), 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.

JULY 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 **Bates Township**, in the Town of **Marietta**, and being designated as Lots 1 and 2 of the **L. O. Baker** property, which is a portion of the **Henry Baker** property shown in Plat Book G, at page 102, which in turn is a portion of the **R. Mays** and **J. Norwood Cleveland** property in Plat Book E, at page 269, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Baker Circle, which iron pin is situate approximately 996 feet southeast of the intersection of Mill Road at the corner of property of William A. Martin, and running thence along his property and property of Mrs. Lee Penland, N 54-45 E 198 feet to an iron pin; thence N 52-24 W 113.3 feet to an iron pin on the southeastern side of an unnamed 50 foot road, generally referred to as the School Road; thence along said Road, S 45-36 W 172 feet to an iron pin at the intersection of Baker Circle; thence along the northeastern side of Baker Circle, S 39-18 E 82 feet to the point of beginning and being the same conveyed to us by Furman Willis Smith by deed to be recorded of even date herewith.

ALSO: ALL of that strip of land on the northeastern side of Baker Circle adjoining the above property shown as the middle lot on plat entitled "Survey for Furman W. Smith" made by Carolina Engineering Co., dated November 24, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Baker Circle, and running thence along it, N 29-38 W 25 feet to an iron pin; thence N 45-08 E 152.2 feet to an iron pin; thence S 52-24 E 25

(over)