

FILED
GREENVILLE CO. S. C.

BOOK 1242 PAGE 205

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ELIZABETH HIDDLEY
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:

W. F. AND CAROLINE H. SHIVERS

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

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of 7-1/2% 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.

DECEMBER 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 Paris Mountain Township, containing thirteen (13) acres, more or less, on the Little Texas Road, being shown and designated as Tract B on a plat of Powell's Property, made by George T. Bryon and R. K. Campbell, Surveyors, dated May, 1948, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the Little Texas Road at the corner of Ellenburg, and running thence S 49-035 E 155 feet to a point in road; thence with said road, S 68-46 E 90 feet to a point; thence with said road, N 76-45 E 140 feet to an iron pin; thence S 0-41 E 213.8 feet to an iron pin; thence S 86-06 E 278.5 feet to an iron pin; thence S 6-30 W 275.4 feet to a concrete monument at the corner of the Paris Mountain State Park Property; thence along the line of the Paris Mountain State Park Property, S 6-30 W 607 feet to a concrete monument; thence N 77 W 507.5 feet to a stake; thence N 1-14 W 365.8 feet to an iron pin; thence N 37-18 W 226.4 feet to an iron pin; thence N 34-50 E 226.4 feet to an iron pin; thence N 1-14 W 366 feet to a nail in the road at the point of beginning and being part of the same conveyed to us in Deed Book 923, at page 251.

SEE PLAT BOOK 4-10, PAGE 34.