

GREENVILLE CO. S. C.

SEP 17 2 28 PM '77

BOOK 1248 PAGE 657

ELIZABETH RIDDLE
R.H.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:

CHARLES W. SPENCE

(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 **SEVENTY THOUSAND AND NO/100THS**

DOLLARS (\$70,000.00), 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.

OCTOBER 1, 2002

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 **O'Neal Township**, containing **137.7 acres** on plat of **Charles W. Spence**, recorded in **Plat Book UUU**, at page **9**, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Pine Log Ford Road at the corner of property of Coster, and running thence **N 17-45 W 574.6 feet** to an iron pin; thence **N 31-16 W 717.1 feet** to an iron pin; thence **S 8-44 W 462.3 feet** to an iron pin; thence along Black, **N 63-00 W 646.5 feet** to an iron pin; thence along Langford, **N 2-04 W 884.6 feet** to an iron pin; thence along Clark, **N 43-19 E 355.3 feet** to an iron pin; thence **N 44 E 987.3 feet** to an iron pin; thence **N 50-05 E 73.8 feet** to an iron pin; thence **N 30-30 W 66 feet** to an iron pin in the center of Langley Road; thence along the center of Langley Road, the traverses as follows: **N 58-58 E 74 feet**; **N 32-29 E 100 feet**; **N 13-08 E 157.2 feet**; **N 11-19 E 199 feet**; **N 46-10 E 308 feet** to a railroad spike in the center of the bridge on Langley Road over Enoree River; thence along the center of the river as the line, the traverses and distances as follows: **S 19-26 E 70 feet**; **S 38-58 E 545 feet**; **S 12-20 W 200 feet**; **S 32-12 E 500 feet**; **S 18-04 E 160 feet**; **S 65-42 E 200 feet**; **S 85-26 E 100 feet**; **S 45-10 E 640 feet**; **S 62 E 480 feet**; **S 85-28 E 38.1 feet** to an iron pin set back on the bank, at the corner of Black; stone; thence along Blackstone, **S 19-42 W 588.5 feet** to an iron pin; thence **S 3-40 E 395.5 feet** to an iron pin; thence **S 3-14 W 76.8 feet** to an iron pin; thence along the property lines of Styles, Grissop & Styles, now or formerly, **S 86 W 479.1 feet** to an iron pin; thence **S 3-58 E 80 feet** to an iron pin; thence **S 87-58 W 223.3 feet** to an iron pin; thence **N 65-10 W 298 feet** to an iron pin; thence **S 76-28 W 299.8 feet** to an iron pin; thence **S 26-45 W 199.8 feet** to an iron pin; thence **S 1-53 W 281.5 feet** to an iron pin in the center of Pine Log Ford Road; thence along the