

Nov 6 3 55 PM '72
ELIZABETH RIDDLE
R.M.C.

BOOK 1256 PAGE 219

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:

ROBERT J. EDSALL

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

DOLLARS (\$ 22,000.00), 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.

MARCH 1, 1993

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**, containing **approximately 15 acres, more or less, in Bates Township, being situate on the western side of U. S. Highway No. 276, Geer Highway, and being shown as a portion of the property on Plat of Emma P. West Estate, recorded in the R. M. C. Office for Greenville County in Plat Book FF, pages 74 and 75, and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin at the corner of Bates, now Henson, in the center of U. S. Highway No. 276, and running thence N 82-05 W 628.5 feet to an iron pin; thence along Buchanan and Bates, S 47-13 W 378.1 feet to an iron pin; thence S 46-23 W 286.8 feet to an iron pin; thence S 48-23 W 248.3 feet to an iron pin at or near a branch; thence S 49 E 15 feet to an iron pin; thence N 76-55 E 21.5 feet to an iron pin; thence S 49 E 179.5 feet to an iron pin; thence S 42-37 W 158 feet to an iron pin; thence S 46-26 W 180 feet, more or less, to the point in the center of Highway No. S-131, referred to as the Tugaloo Road; thence N 68-52 E 340 feet to an iron pin in the center of said new road; thence N 67 E 200 feet to an iron pin in the center of the new road; thence N 62-15 E 500 feet to a point in the center of U. S. Highway No. 276; thence along the center of said Highway **DUE NORTH**, 88.9 feet to an iron pin; thence N 2-58 E 382.9 feet to the point of beginning and being the same conveyed to me in Deed Book 805, at page 549.

There is a mortgage by Robert J. Edsall to Travelers Rest Federal Savings and Loan Association in the sum of \$28,000.00, dated September 8, 1966, recorded in Mortgage Book 1040, at page 228. These two mortgages shall be of equal rank. A default under either mortgage will constitute a default under both mortgages.