

DEC 7 2 36 PM '72

BOOK 1259 PAGE 639

ELIZABETH HIDDLE
P.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:

LARRY C. MASTERS

(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/100**

DOLLARS (\$), with interest thereon from date at the rate of 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, 1992

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 Cleveland Township, containing 1.16 acres; ~~22 acres and 1 acre~~, all adjoining, about 23 miles north of Greenville and about 1 mile east of Gap Creek Church, and having the following metes and bounds, to-wit:

1.16 acres; more or less; Beginning at an iron pin on the southeastern side of Gap Creek Road, at the corner of the 22 acre tract, and running thence along said road N 47-30 E 210 feet to an iron pin at the corner of the 1 acre tract; thence S 53 E 115 feet to a poplar on the branch; thence with the branch S 84 E 66 feet to a point; thence S 63 E 44 feet to a point; thence S 37-45 W 260 feet to a poplar; thence N 53-10 W 250 feet to the point of beginning. See deed book 463, page 370.

22 acres, more or less; Being a tract adjoining the 1.16 acre, Elmo Bailey and others on the east; R.V. Bowron on the south and west and Gap Creek Road on the north. This tract was conveyed to H.E. Fuller in deed book 524, page 342. This tract and the 1.16 acres was conveyed as 23 acres to Mamie Smith by Timon B. Potts in deed book 260, page 279 and to him by Tyre R. Potts in deed book 24, page 221 and unto Tyre R. Potts in deed book EEE, page 153.

1 acre, more or less, by way of additional security, without title certification; Beginning on the southeastern side of Gap Creek Road, at the 1.16 acre tract, and running thence S 53 E 115 feet to a poplar on a branch; thence up the branch S 84 E 66 feet to a point; thence S 63 E 44 feet to a point; thence northeasterly crossing a branch 175 feet, more or less, to a hickory at an old wagon road; thence up the center of the old wagon road as the line, 243 feet, more or less, to a point on the southeastern side of Gap Creek Road at the corner of Elmo Bailey; thence along Gap Creek Road S 47-30 W 267 feet to the

(over)