

REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE, S. C.  
DEC 27 2 37 PM '72  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1261 PAGE 621

# Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
**R. F. S. CORPORATION**

(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 **THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100THS** -----

**DOLLARS (\$ 375,000.00**), with interest thereon from date at the rate of **NINE (9%)** 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.

January 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, in Butler Township, containing 3.73 acres, more or less, and being shown on plat of Walter E. Rumminger, et al, recorded in the R. M. C. Office for Greenville County in Plat Book 000, at page 172, and having, according to said plat, the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the southeastern side of the Old Spartanburg Road, also known as East North Street Extension, at the corner, now or formerly, of Frank B. Cameron, and running thence S 30-58 E 721.1 feet to an iron pin; thence S 60-32 W 160.5 feet to an iron pin; thence N 39 W 732.9 feet to an iron pin on the southeastern side of Old Spartanburg Road; thence N 64 E 263 feet to the point of beginning. This is a portion of the property conveyed to the Mortgagor in Deed Book 866, at page 487.

The above described property is subject to an easement to encroach on Lots 14, 16, and 18, as set forth in Deed Book 954, page 315, and subject to a lease over a small strip of Lots 2, 4, 6, 8, 10 & 12, in Deed Book 954, page 321, as will appear in Plat Book 4-A, pages 189 and 349. Reference may be had to Plat Book B, page 137.