

REGULATION NO. 22  
COMPLIED WITH  
mc

FILED  
GREENVILLE CO. S. C.  
JAN 23 4:09 PM '73  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1264 PAGE 369

**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:  
ARTHUR W. BAKER AND EDITH E. BAKER

(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 THIRTY FIVE THOUSAND AND NO/100

DOLLARS (\$35,000.00), with interest thereon from date at the rate of seven & one-half 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, 1998

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, being shown and designated as Lots No. 36, 37 and a portion of Lot 35 on a Plat of Grandview Heights, prepared by Terry Dill, RLS, dated February 1957, recorded in the RMC Office for Greenville County in Plat Book EE at page 199 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern edge of Grandview Circle, at the joint front corner of Lots 37 and 38 and running thence with the joint line of Lots 37 and 38, S. 16-17 E., 185.0 feet to an iron pin; thence along the rear lot line of Lots 37, 36 and 35, S. 70-15 W., 250 feet to an iron pin in the center of Lot No. 35; thence as a new line through the center of Lot No. 35, N. 16-17 W., 185.0 feet to an iron pin on the Southern edge of Grandview Circle; thence with the Southern edge of Grandview Circle, N. 70-15 E., 250 feet to an iron pin, being the point of beginning.