

FILED
GREENVILLE, CO. S. C.

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DORRIS S. TANKERSLEY

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:

ALVA RIDDLE

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

DOLLARS (\$ **7,000.00**), 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.

JANUARY 1, 1988

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, near Blythe Shoals, and being shown as Parts Lots 20 and 21 on plat of **RENA RICE GEER** recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 15, and a portion of Tract 1 on plat of **B. E. GEER** recorded in Plat Book I, at page 94, and having, in the aggregate, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of U. S. Highway 276, known as the Geer Highway, at the joint front corner of Lots 21 and 22, and running thence **S 88 E 200 feet** to an iron pin; thence **N 2 W 814 feet** to an iron pin; thence **N 36-35 W 72 feet** to an iron pin; thence along the Justice Property, **S 2 W 375 feet** to an iron pin; thence along the Justice Property, **N 76-15 W 205 feet**, more or less, to an iron pin in the joint lines of Lots 21 and 22; thence with said line, **S 2 E 560 feet**, more or less, to the point of beginning, and being the same conveyed to me by **J. H. and Bonnie Dunn** by deed to be recorded of even date herewith, and being subject to restrictions contained in said deed.