

AFFIDAVIT
FILED R.M.C.

FILED
GREENVILLE CO. S. C.
SEP 5 2 42 PM '73
DORRIS S. TAPKERSLEY
R.M.C.

BOOK 1271 PAGE 741

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:

TROY STYLES, JR.

(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 THOUSAND AND NO/100THS**

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of **7-1/2%** 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.

SEPTEMBER 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**, at **Travelers Rest, S. C.**, shown as **Lots Nos. 11 and 12** on plat of **GRANDVIEW HEIGHTS** recorded in the **R. M. C. Office for Greenville, South Carolina**, in **Plat Books EE, page 199, and 4-B, page 27**, and having, according to a plat for **Troy Styles, Jr.**, made by **T. T. Dill**, dated **November 25, 1972**, and recorded in **Plat Book 4-Y, page 126**, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of **S. C. Highway 253**, known as the **State Park Road**, at the corner of **Lot No. 10**, and running thence **N 33-15 W 190 feet** to an iron pin; thence **N 56-30 E 100 feet** to an iron pin; thence **N 33-15 W 66.3 feet** to an iron pin; thence **N 70-15 E 100 feet** to an iron pin; thence **S 33-54 E 233 feet** to an iron pin on the northern side of **S. C. Highway 253**; thence with the northern side of said **Highway, S 56-45 W 200 feet** to the point of beginning and being the same conveyed to me in **Deed Book 964, page 280**.