

FILED
GREENVILLE, CO. S. C.

BOOK 1274 PAGE 508

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DONNIE S. TANKERSLEY
R.M.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:

DAVID W. GARLAND

(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 SEVENTEEN THOUSAND and 00/100

DOLLARS (\$ 17,000.00), 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.

April 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, in Bates Township, near Travelers Rest, and being known and designated as Lot 28 as shown on a revised plat of Lots 34 through 47 of a subdivision known as Meadowbrook Farms, a plat of which is recorded in the R. M. C. Office for the County of Greenville in Plat Book PP at page 113, and also being shown on a more recent plat prepared by R. B. Bruce, R. L. S. on the 10th day of October, 1960; and having, according to said plats, the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Toler Road, the joint front corner of Lots 27 and 28 and running thence S 3-0 W 190 feet to a point at the joint rear corner of Lots 27 and 28; thence S 87-0 E 84 feet to a point at the joint rear corner of Lots 28 and 29; thence with the joint line of Lots 28 and 29, N 3-0 E 190 feet to the joint front corner of said Lots 28 and 29; thence with the southerly side of Toler Road N 87-0 W 84 feet to the point of beginning, being the same conveyed to me by Ralph C. and Barbara M. Gilliam by deed to be recorded of even date herewith.