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GREENVILLE CO. S.C.
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DUNNIE S. TANKERSLEY
R.N.C.

BOOK 1279 PAGE 567

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:

JAMES R. AND MARY C. ADAMS

(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 NINETEEN THOUSAND AND NO/100THS

DOLLARS (\$ 19,000.00), 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.

NOVEMBER 1, 2002

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 Saluda Township, being shown as a portion of Tract 4 of the Zion McKenzie Property in Plat Book II, at page 111, and containing 2.2 acres as shown on plat of James R. and Mary C. Adams by Jones Engineering Service, dated November 18, 1972, and recorded in Plat Book 5-7, page 44, and having, according thereto, the following metes and bounds, to-wit:

BEGINNING in the center of a road, referred to as Talley Bridge Road, approximately 339.9 feet from the old school lot, and running thence N 32-02 E 363.3 feet across an old farm road to an iron pin; thence N 33-48 E 210.5 feet to the northeasternmost corner of the original tract; thence S 27-06 E 340.2 feet to an iron pin, which iron pin is 231.2 feet North of the southeasternmost corner of the original tract; thence S 50-44 W 296 feet to an iron pin in the center of said Road; thence along said road, N 82-30 W 100 feet to an iron pin; thence along the center of said Road, S 80-01 W 65.4 feet to the point of beginning and being the same conveyed to us in Deed Book 968, at page 37.