

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1281 PAGE 254

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:

RUDOLPH AND DONNIE GENEVA H. HEATHERLY

(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 TWELVE THOUSAND AND NO/100THS

DOLLARS (\$ 12,000.00), 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, 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 Saluda Township, containing one and one-half acres and being a portion of the Rudolph Anderson Property in Plat Book BBB, page 197, R. M. C. Office for Greenville County, and being shown on a plat made by Robert Jordan May 12, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Dividing Water Road at the corner of property of Rena Pauline Howard Pace, and running thence along Pace, S 8-23 W 611.9 feet, more or less, to an iron pin; thence S 60-39 E 120 feet to an iron pin; thence N 8-25 E 613 feet to the center of said road; thence along the center of said Road, N 60-33 W 118 feet to a bend; thence along the center of said road, N 64-06 W two feet to the point of beginning, and being the one-half acre conveyed to Rudolph and Donnie Geneva H. Heatherly in Deed Book 947, at page 454, and a one acre tract conveyed to Donnie Geneva Howard in Deed Book 868, page 401, who has subsequently married Rudolph Heatherly. This property is subject to a right-of-way for a Duke Power Company transmission line.

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