

FILED
GREENVILLE CO. S. C.

BOOK 1284 PAGE 835

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CONNIE 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:

COKER & COKER & COKER LEASING ASSOCIATES, INC.

(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 Five Thousand Six Hundred and no/100ths-----

DOLLARS (\$ 5,600.00), with interest thereon from date at the rate of eight 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.

July 1st, 1988

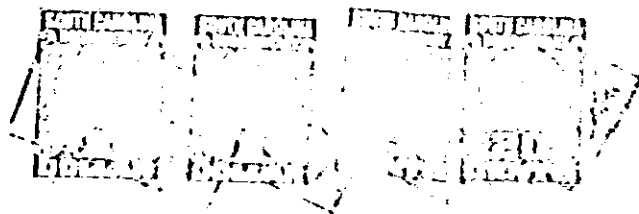
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, containing 2.84 acres, more or less, in O'Neal Township, Greenville County, being a portion of the property of CHARLIE LANGLEY as shown on a plat thereof made by W. A. Hester, Surveyor, dated February 27th, 1932, recorded in the RMC Office for Greenville County, S. C., in Plat Book D, page 146, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center line of the Little Texas Road, which beginning point is 519 feet south of the intersection of said road with Morningdale Drive at the corner of property of James D. Bailey and running thence along the line of said property S. 71-45 E., 1088 feet to an iron pin; thence S. 56-14 W., 110 feet to an iron pin on the line of property now or formerly of William T. and Leila J. Moore; thence along the line of said property, N. 75-15 W., 980 feet to a point in the center of Little Texas Road; thence with the center line of Little Texas Road, N. 2 E., 161.8 feet to an iron pin, the point of beginning.

The above described property is further shown as 2.84 acres on a plat of the property of William Thomas Moore and Leila J. Moore made by Terry T. Dill, Surveyor, dated February 14th, 1955, recorded in the RMC office for Greenville County, S. C., in Plat Book NN, page 46, reference to which is hereby craved.

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