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GREENVILLE CO. S. C.

BOOK 1286 PAGE 617

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DOHNIE S. TANKERSLEY  
R.H.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:

ROBERT P. COLE and RUTH ANN S. COLE

(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 FORTY-THREE THOUSAND and No/100ths

DOLLARS (\$43,000.00), 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.

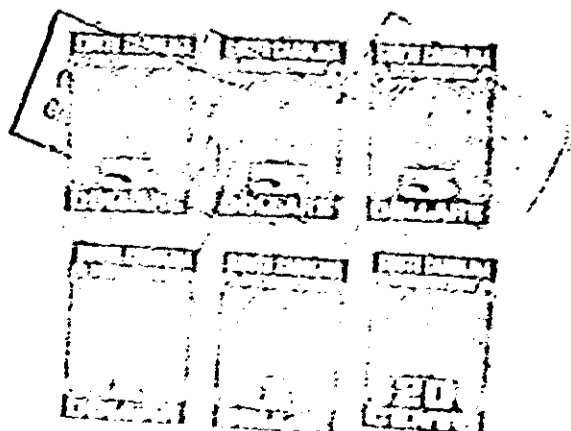
August 1, 2003

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, near the City of Greenville, being known as Lot No. 41 on plat of PELHAM ESTATES, SECTION II, recorded in the R. M. C. Office for Greenville County in Plat Book PPP, at page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Port Royal Drive at the joint front corner of Lots Nos. 40 and 41, and running thence with the line of Lot No. 40, N 69-52 W 198.2 feet to an iron pin; thence with the rear line of Lot No. 38, S 19-53 W 170.07 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with the line of Lot No. 42, S 70-10 E 192 feet to an iron pin on the western side of Port Royal Drive; thence with the western side of Port Royal Drive, N 22-30 E 65 feet to an iron pin; thence continuing with the western side of said Port Royal Drive, N 21-37 E 105 feet to the point of beginning and being the same conveyed to us by Harry A. and Diana W. Roeder by deed to be recorded of even date herewith.

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