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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1303 PAGE 150

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:

THOMAS M. COWART

(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 ONE HUNDRED FIVE THOUSAND AND NO/100THS-----

DOLLARS (\$105,000.00), with interest thereon from date at the rate of TEN (10%) 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

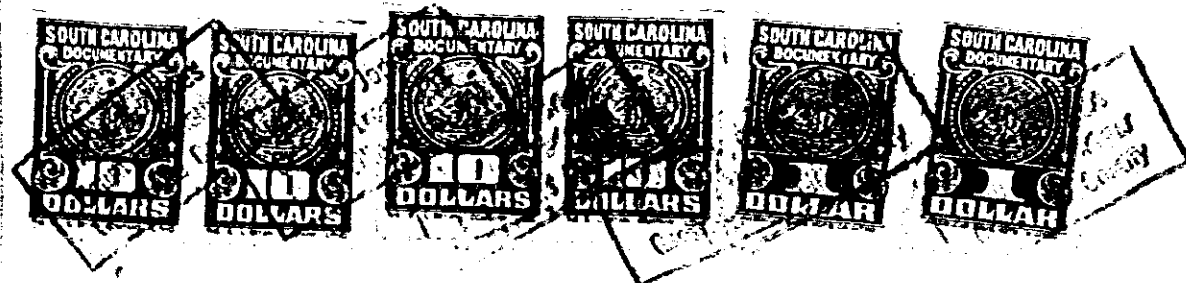
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

FEBRUARY 1, 1994

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 the City of Greenville, being the major portions of Lots 1 and 2 as shown on plat of G. B. Lee recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Laurens Road at the intersection of Eastlan Drive and running thence along the southeastern side of Eastlan Drive, N 36-13 E 170 feet to an iron pin, which iron pin is situate 5 feet southwest of the joint corner of Lots 1 and 4; thence S 55-26 E 129.2 feet to an iron pin in the line of Lot No. 3, which iron pin is situate 5 feet southwest of the joint rear corner of Lots 2 and 3; thence S 34-11 W 174.6 feet to an iron pin on the northeastern side of Laurens Road; thence with Laurens Road, N 55-45 W 135.32 feet to the point of beginning. This description includes the right of way to the S. C. Highway Department due to the widening of Laurens Road. This is the same property conveyed to me by Lawrence Reid by deed to be recorded of even date herewith.



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