

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA } ss: MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. W. FUZY and ANNA FUZY

(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 TWENTY SIX THOUSAND and NO/100

DOLLARS (\$ 26,000.00 ), with interest thereon from date at the rate of NINE (9%) 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.

January 1, 2000.

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, and being Lot No. 47 on plat of property of Homer Styles, recorded in Plat Book YY at page 101 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tubbs Mountain Road at joint front corner of Lot Nos. 46 and 47 and running thence with the line of said lots, S 81-57 W 188 feet, more or less, to a point near corner of Lot Nos. 46 and 47; thence N 08-11 W 100 feet to an iron pin; thence N 81-57 E 188 feet, more or less, to a point on Tubbs Mountain Road; thence with Tubbs Mountain Road, S 06-42 E 100 feet to the point of beginning and being same conveyed to us by deed of Kenneth Garland recorded in Deed Book 836, page 19.

ALL of that lot of land in the County of Greenville, State of South Carolina, being shown as an un-numbered lot in the property of Homer Styles referred to as Gaston Heights in Plat Book YY, at Page 101, and having according to a survey entitled "G. W. & Anna Fuzy" dated July 27, 1973, and recorded in Plat Book S-K, Page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tubbs Mountain Road at the corner of Lot 47 Gaston Heights, owned by Fuzy, which iron pin is situate 510 feet north of the intersection of Paris View Drive, and running thence along the line of Lot 47 S 81-57 W 188 feet to an iron pin; thence N 8-11 W 100 feet to an iron pin in the creek; thence N 81-57 E 188 feet to an iron pin on the western side of said Road; thence along the western side of Tubbs Mountain Road S 8-11 E 100 feet to the point of beginning and being portion of the property conveyed to Homer Styles in Deed Book 565, Page 284. This property is subject to restrictions in Deed Book 694 at Page 95.

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