

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:

LAWRENCE GROGAN and SARAH GROGAN

(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 **EIGHT THOUSAND and no/100**

DOLLARS (\$ **8,000.00**), with interest thereon from date at the rate of **nine** 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, 1980

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, Saluda Township, containing 9 acres, more or less, in the aggregate, and being described as follows:

8 acres, according to plat of Lawrence & Sarah Grogan recorded in plat book 4-1, page 189: Beginning at an iron pin in the center of Dividing Water Road at Anderson and running thence S 0-08 E 86.3 feet to an iron pin; thence S 15-02 E 745 feet to an iron pin; thence S 70-10 W 511 feet to an iron pin; thence N 19-57 W 50 feet to an iron pin; thence N 13-05 W 598 feet to an iron pin; thence N 74-25 E 90 feet to an iron pin; thence N 62-25 E 120 feet to an iron pin; thence N 3-15 E 164 feet to center of said Road, thence along the center of Dividing Water Road N 69-45 E 100 feet to an iron pin; thence with the center of of said road N 59-15 E 100 feet to the beginning and being the same conveyed to us in deed book 915, page 73.

1 acres, more or less according to plat by C.O. Riddle dated May 6, 1971: Beginning at an iron pin in the center of Dividing Water Road and running thence S 13-05 E 237.3 feet to an iron pin at the north-western corner of the above tract; thence with said tract N 74-25 E 90 feet to an iron pin; thence N 62-25 E 120 feet to an iron pin; thence N 3-15 E 164 feet to an iron pin in the center of said road, thence with the center of said road S 82-07 W 158.4; thence continuing with the center of said road N 84-10 W 100 feet to the point of beginning, and being the same conveyed to us in deed book 949, page 21.

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