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GREENVILLE CO. S. C.
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DORRIS S. TAYLOR
R.M.C.

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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:
We, Albert L. McNinch and Trudy P. McNinch

(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 Thirteen Thousand and no/100

DOLLARS (\$ 13,000.00), 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.

October 1, 1995

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 Bates Township, known as and being a part of the property conveyed to Dennis C. Foster and Evon R. Foster by deed of Robert Murr and Stella Murr dated May 14, 1970 and recorded in Deed Book 894 at page 237 in the R.M.C. Office for Greenville County. Having the following metes and bounds to-wit according to a plat made by W.E. Williams, Jr., R.L.S. #3979, dated April 9, 1970.

Beginning at a nail-in-cap in center of County Road (iron pin offset on east side of road right-of-way at 25 ft.) and running thence from center of said road N. 71-44 E. 330.0 ft. to iron pin; thence N. 18-33 W. 332.7 ft. to an iron pin; thence S. 49-45 W. 354.0 ft. to a nail-in-cap (iron pin offset on east side of road right-of-way at 28 ft.); thence with center of said county road S. 18-15 E. 200.0 ft. to the beginning corner. Containing 2.01 acres more or less.



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