

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:
WILLIAM DONALD HOWARD & BECKY BASS HOWARD

(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 TWELVE THOUSAND and no/100

DOLLARS (\$ 12,000.00), 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.

February 1, 1990

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 **Cleveland Township**, containing **9.96 acres, more or less**, as shown on plat of property of **Cromer C. Childs** recorded in plat book **Z**, page **177**, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern bank of the Middle Saluda River at the corner of property now or formerly of Hart, and running thence N 37-30 E 615 feet to an iron pin; thence S 47-15 E 339 feet to an oak tree; thence S 41-30 E 231 feet to a dogwood tree; thence S 10-45 E 172 feet to a maple; thence S 25 W 200 feet to a hickory; thence S 38-50 W 227 feet to a white pine on the northeastern bank of Middle Saluda River; thence 25 feet more or less to a point in the center of Middle Saluda River; thence in a northwesterly direction along the center of Middle Saluda River 741 feet, more or less, to a point; thence N 37-30 E 30 feet to the point of beginning, and being the same conveyed to us in deed book 1012, page 577.

Also, all of our interest in a right of way or easement for ingress and egress conveyed to us by Nora Lee Howard to be recorded of even date:

All that adjoining strip in the County and State aforesaid on plat of William D. & Becky B. Howard, in plat book 5-14, page 97 as follows: Beginning at a point in the center of River Falls Road, 0.3 mile from McCarson Road; thence along the center of River Falls Road N 42-15 W 25 feet to a point; thence N 58-15 E 53.5 feet to a point in the center of Middle Saluda River; thence with the center of the river as the line S 42-15 E 25 feet to an iron pin; (which iron pin is N 42-15 W 167.8 feet from the corner of Howard and McCarson) thence S 58-15 W 53.5 feet to the beginning.

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