

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:

Mays V. Cooper and Bobby L. Hawkins

(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 Nine Thousand Seven Hundred and No/100-----

DOLLARS (\$ 29,700.00-----), 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

May 1, 1996

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville near the town of Travelers Rest and being located on the northern side of Poinsett Highway and shown on a plat prepared by W.R. Williams, Jr., dated March 13, 1975 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5K at page 103 with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Poinsett Highway at the joint front corner of property herein conveyed and property of T.E. Hart and running thence N36-14W, 135.7 feet to an iron pin at the joint rear corner of property herein and property of James Keith; thence turning and running along the joint line of Keith property N53-35E, 100 feet to an iron pin on Hart Street; thence running along the western edge of Hart Street S36-13E, 133 feet to an iron pin at the intersection of Hart Street and Poinsett Highway; thence turning and running along the northern edge of Poinsett Highway S52-00W, 100 feet to an iron pin to the point of beginning.



4328 RV-2

5805