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GREENVILLE CO. S. C.

SEP 23 2 51 PM '01

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DONNIE S. TANKERSLEY
REC'D.

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: Michael R. Clippard and Dorothy
A. Clippard

(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 Thirty-eight Thousand Five Hundred and 00/100 --

DOLLARS (\$ 38,500.00 ---), 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.

August 1, 2001

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 on the eastern side of S.C. Hwy # 253 being shown as Tract No. 4 on a plat of the property of Bessie B. Knight dated December 16, 1975, revised January 15, 1976, recorded in Plat Book ____, at Page ____, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of S. C. Hwy # 253 at the joint front corner of Tract No. 3 and Tract No. 4 and running thence with Tract No. 3 N. 85-57 E. 635.3 feet to an iron pin; thence still with Tract No. 3 N. 60-59 E. 180 feet to an iron pin; thence still with Tract No. 3 S. 62-49 E. 182 feet to an iron pin; thence still with Tract No. 3 S. 89-04 E. 1293 feet to an iron pin at the joint rear corner of Tract No. 3 and Tract No. 4; thence S. 17-47 W. 166 feet to an iron pin at the joint rear corner of Tract No. 4 and Tract No. 5; thence with Tract No. 5 S. 86-43 W. 1443.2 feet to an iron pin; thence still with Tract No. 5 N. 75-15 W. 575 feet to an iron pin; thence still with Tract No. 5 S. 73-17 W. 156 feet to a nail and cap near the center of S. C. Hwy # 253; thence with said Highway N. 23-41 W. 121.4 feet to the point of beginning and containing 10 acres.

This is the same property conveyed to the mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 1030, at Page 413.



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