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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1364 PAGE 599

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:

BESSIE H. 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 Nine Thousand and no/100

DOLLARS (\$ 9,000.00), 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.

March 1, 1991

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 Tubbs Mountain Road Extension, being shown as part of Lot 6 and part of Lot 7 on a plat of the property of Ray E. McAlister dated October 16, 1948, prepared by Pickell and Pickell Engineers recorded in Plat Book EE at Page 92 in the R. M. C. Office for Greenville County and also being shown on a plat of the property of C. V. Glenn dated March 9, 1976, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 5-0 at Page 74 in the R. M. C. Office for Greenville County and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Tubbs Mountain Road Extension at the corner of property now or formerly belonging to McCall and running thence with Tubbs Mountain Road Extension N. 0-39 E. 20 feet to an iron pin; thence N. 85-00 E. 103.5 feet to an iron pin; thence N. 31-30 E. 151.9 feet to an old iron pin; thence N. 40-08 E. 97.3 feet to an old iron pin; thence S. 42-18 W. 127.7 feet to an old iron pin; thence N. 86-21 W. 160 feet to the point of beginning, and containing 0.35 ac.

This is the same property conveyed to the mortgagor by deed of Rachel W. Tolly, Clerk of Court for Greenville County, and deed of Jean Kimbrell Batson, et al. to be recorded herewith.



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