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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
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, CHARLES G. JAMES AND ELIZABETH W. JAMES

(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 ONE THOUSAND AND NO/100-----

DOLLARS (\$ 31,000.00), 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.

April 1, 2006

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, at the southwestern corner of the intersection of Lynchburg Drive, with Suffolk Drive, being shown and designated as Lot No. 8, SECTION FOUR on a plat of RICHMOND HILLS, made by R. B. Bruce, Surveyor, dated April 20, 1965, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book JJJ, page 81 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Lynchburg Drive at the joint front corners of Lots Nos. 7 and 8 of Section 4 and running thence along said side of Lynchburg Drive, N. 29-15 E., 100 feet to an iron pin; thence with the curve of the intersection of Lynchburg Drive with Suffolk Drive the chord of which is N. 74-12 E., 35.3 feet to an iron pin; thence along the western side of Suffolk Drive, S. 60-52 E., 125 feet to an iron pin at the corner of Lot No. 9; thence with the line of Lot No. 9, S. 29-15 W., 125.4 feet to an iron pin; thence with the line of Lot No. 7, N. 60-45 W., 150 feet to an iron pin, the point of BEGINNING.



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