

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:

MARIE CAPPS HAND CRAIN

(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 Fifty Five Hundred and no/100-----

DOLLARS (\$ 5,500.00-----), with interest thereon from date at the rate of eight & three fourths 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, 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 in Cleveland Township, on the northern side of U.S. Highway #276, North, Generally known and referred to as the Geer Highway and containing 0.25 acres according to plat of property of Marie Capps Hand recorded in the R. M.C. Office for Greenville County in plat book RR at page 45 and being a portion of the Arthur Southerlin property, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of U.S. Highway #276 (Geer Hwy.) at the corner of a private drive as shown on said plat, and running thence along said drive N 9-55 E 144.7 feet to an iron pin; thence N 75-30 W, 63.8 feet along the Capps property to the corner of the Barnett Property; thence with the Barnett property S 17-20 W 156 feet to an iron pin on the northern side of U.S. Highway #276; thence along said highway S 84 E 84.1 feet to an iron pin at the point of beginning. Marie Capps Hand married Rube James Crain in 1972, license No. 2594 and is the same conveyed to me by Marie Capps Hand by deed to be recorded of even date herewith.

This property is subject to a right of way to the Marietta Water, Fire and Sewer District in Deed Book 989, page 569.



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