

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:

DAVID B. BROWN, JR. and MARY HAGOOD BROWN

(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
EIGHTEEN THOUSAND and no/100

fourths

DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of eight & three-/
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, 1986

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 Saluda Township, containing 26.23 acres more or less and being a portion of the W.C. Hagood Estate and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of S.C. Highway 11, a short distance west of U.S. Highway 25, at the corner of John Henry Hagood and Agnes S. Tripp, and running thence along Tripp S 20 E 377.5 feet to an iron pin (now in the right-of-way of U.S. Highway 25); thence S 69 W 73.9 feet to an iron pin; thence S 3-15 W 973 feet to an iron pin; thence with Tripp and United Machine Works, Inc. S 74-45 W 495 feet to an iron pin; thence with Mary Hagood Brown N 26-15 W 678 feet to an iron pin; thence N 7 W 158 feet to an iron pin; thence with Lima Baptist Church N 83-15 E 183 feet to an iron pin in the center of a County Road; thence with its center N 32-32 W 191.5 feet to an iron pin; thence S 71-15 W 122 feet to an iron pin at the corner of Mary Hagood Brown; thence N 21-45 W 225 feet to an iron pin; thence N 34-15 W 100 feet to an iron pin; thence N 56-45 W 172 feet to an iron pin at the center of the intersection of the County Road and S.C. Highway 11; thence along the center of S.C. Highway 11 and John Henry Hagood N 56-50 E 362 feet to an iron pin; thence with the center of S.C. Highway 11, N 85-25 E 800 feet to the point of beginning.

This is the same property conveyed to us in deed book 576, page 449 and deed book 466, page 451, less approximately one-half acres conveyed to Lima Baptist Church in deed book 880, page 23. This property is subject to the widening of U.S. Highway 25, as to about 0.20 acres, in Docket no. 23.515, together with reserved rights over the two county roads in deed book 16, page 117.