

GREENVILLE S. CAROLINA

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1370 PAGE 202

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:

JOHN S. GARRETT, III and ANNE G. GARRETT

(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 SEVENTEEN THOUSAND FIVE HUNDRED and no/100 fourths

DOLLARS (\$ 17,500.00), 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.

June 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, in Bates Township, shown as lot 42 on plat of Homer Styles, the Gaston property, recorded in plat book "YY", page 49 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Tubbs Mountain Road, at the corner of lot 43, and running thence S 81-51 W 195 feet to an iron pin; thence along Batson, S 8-11 E 100 feet to an iron pin on the north side of Paris View Drive; thence N 81-49 E 174.7 feet to an iron pin; thence in a northeasterly direction around the curve of the intersection of Paris View Drive and Tubbs Mountain Road, a 25.3 radius curve, 35 feet, more or less, to a point on the western side of Tubbs Mountain Road, thence with said road N 1-02 W 74.7 feet to the point of beginning.

This is the same property conveyed to us in deed book 842, page 430.



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