

FILED Greenville, CO. S. C. Mortgagee's Address:
Travelers Rest Federal Savings & Loan Assn.
P. O. Box 455
Travelers Rest, SC 29690
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1372 PAGE 717

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:

Robert E. Kirby and Joan K. Kirby

(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 \$34,500.00 - Thirty-four Thousand Five Hundred and No/100 -----

DOLLARS (\$ 34,500.00), with interest thereon from date at the rate of 8.75 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.

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

All those pieces, parcels or tracts of land situate on the eastern side of South Carolina Highway 253 in the County of Greenville, State of South Carolina, being shown as a tract containing 2.96 acres and 8.88 acres on a plat of the property of Bessie B. Knight dated December 16, 1975, revised January 15, 1976, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 5J at page 96 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of S.C. Highway 253 at the corner of property now or formerly belonging to Wynn and running thence with the Wynn property S. 88-04 E. 1599.7 feet to an old iron pin; thence still with Wynn property S. 87-5 E. 899.1 feet to an old iron pin on bank of old run; thence S. 11-09 E. 128.7 feet to an iron pin; thence N. 80-02 E. 160.4 feet to an iron pin; thence S. 26-04 E. 70.1 feet to an iron pin; thence N. 70-45 E. 63.9 feet to an iron pin; thence S. 22-33 W. 110.3 feet to an iron pin; thence S. 32 W. 20 feet to an iron pin at the joint rear corner of Tract 2 and Tract 3; thence with Tract 3 N. 88-38 W. 1558.8 feet to an iron pin; still with Tract 3 N. 88-04 W. 322 feet to an iron pin at the corner of Tract 1; thence with Tract 1 N. 0-47 E. 221 feet to an iron pin; thence still with Tract 1 N. 88-04 W. 821.4 feet to a nail and cap near the center of S. C. Highway 253; thence with said highway N. 21-37 W. 54.9 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deeds of Bessie B. Knight recorded on August 30, 1973 and January 20, 1976 in the Deed Book 982 at page 793 and Deed Book 1030 at page 412 respectively, in the RMC Office for Greenville County.



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