

Travelers Rest Federal
Savings & Loan Association
P. O. Box 455
Travelers Rest, S.C. 29690

FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 275

SEP 2 4 34 PM '97
ANNIE S. TAYLOR
RECORDED

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:

Venture Associates, Ltd.

(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 Twenty-four Thousand Two Hundred Eight and 17/100

DOLLARS (\$ 24,208.17), 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.

September 1, 1997

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, being shown and designated as Lots Nos. 16 and 17 on a Plat of Sherwood Forest in Chick Springs Township, a Subdivision for A. E. Holton, made by W. N. Willis, Engineer, dated June 22, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y, at Page 23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots Nos. 16 and 15, on Robin Hood Drive and running thence along the joint line of said lots, S. 26-00 W. 210 feet to a point in Mountain Creek; thence with Mountain Creek as the line to a point at the joint rear corners of Lots Nos. 17 and 18; thence along the joint line of Lots Nos. 17 and 18, N. 44-00 E. 197 feet to an iron pin on Robin Hood Road; thence along Robin Hood Road, S. 64-80 E. 100 feet to an iron pin on said road, the point of Beginning.

The within property is the same property conveyed to the mortgagor herein by that certain deed of Taylors Lumber Co., Inc. of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.



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