

P.O. Box 455
Travelers Rest SC
29690

SEP 10 11 25 AM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1377 PAGE 430

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:

JOHNNY H. HYATT and SHARON K. HYATT

(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

TWELVE THOUSAND and no/100

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of nine 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.

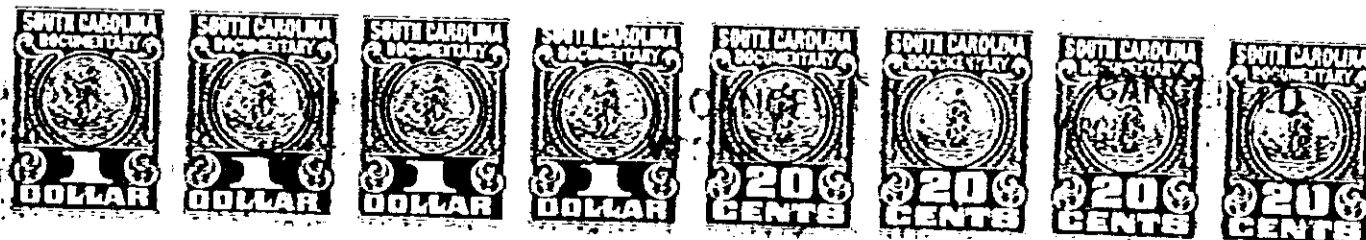
August 1, 1996

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, containing 15.6 acres, more or less, shown on plat of Harold Hyatt recorded in plat book page and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Old Saluda Dam Road, at the corner of Grumbles, 155.8 feet south of the Southern Railroad property, and running thence along Grumbles S 68-23 E 213 feet to an iron pin; thence along Ethel C. Durham, S 12 E 99 feet to an iron pin; thence S 19 E 205 feet to an iron pin; thence S 3 W 153.6 feet to an iron pin; thence S 3 E 715 feet to an iron pin; thence with the branch known as Poinsett Branch the following courses and distances: S 82-26 W 85.5 feet; S 34-51 W 370 feet; S 66-30 W 165.5 feet; S 79-30 W 200 feet; N 25 W 105.4 feet; S 59-48 W 153 feet to Saluda River; thence with the river N 25-34 E 276 feet, more or less, to Jake W. Christopher; thence with Jake Christopher and Douglas Christopher, as follows: N 51-53 E 177 feet; N 47-43 E 200 feet; N 32-05 E 286 feet; N 3-18 W 90.3 feet; N 27-30 W 500 feet to a point in the center of Old Saluda Dam Road; thence with the center of the road N 37-41 E 100 feet to an iron pin; thence with the center of the road N 30-01 E 71 feet to the point of beginning. See plat VV, page 39 and plat O, page 27. The road has been widened to a width of 50 feet in deed book 904, page 470.

This is the same property conveyed to us by deed of Harold L. and Margaret W. Hyatt dated August 26, 1976, to be recorded of even date herewith.



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