

FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 987

SEP 17 3 16 PM '71

JOHN W. STANLEY
CLERK

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:

Samuel H. Shepard, III and Marguerite S. Shepard

44 Penwood Lane
Greenville, S.C.

(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-Six Thousand Eight Hundred and No/100

DOLLARS (\$ 26,800.00), 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

on September 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, on the north-eastern side of Penwood Lane near Paris Mountain being shown and designated as Lot No. 44 on a plat of Imperial Hills made by C. C. Jones dated August 1964, and recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Penwood Lane at the joint front corner of Lots 43 and 44 and running thence N. 71-13 E. 155 feet to an iron pin; thence S. 18-52 E. 100 feet to an iron pin; thence along the common lines of Lots 44 and 45 S. 71-13 W. 155 feet to an iron pin on Penwood Lane; thence along the northeastern side of Penwood Lane N. 18-47 W. 100 feet to an iron pin, the beginning corner.

Being the identical property conveyed to the Mortgagors herein by deed from Joseph H. Foster and Virginia D. Foster, dated March 31, 1971, and recorded on June 7, 1971 in the RMC Office for Greenville County, S. C., in Deeds Book 917, at Page 306.



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