

P.O. Box 455
Travelers Rest, S.C.
29196

FILED
GREENVILLE CO. S. C.

SEP 27 9 47 AM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1378 PAGE 661

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:

I, Hiram C. Duncan,

(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-ONE THOUSAND SEVEN HUNDRED AND NO/100---

DOLLARS (\$ 21,700.00 ---), 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

March 1, 2007.

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, Highland Township, on the west side of Old Glassy Mountain Road, about 200 feet north of the intersection of Old Glassy Mountain Road and Pleasant Hill Road, being known and designated as Lots Nos. 1, 2 and 7 on plat of property entitled "Survey for Curtis Duncan" by W. N. Willis, Engineer, dated August 15, 1974, and, according to said plat, having the following metes and bounds:

BEGINNING at an iron pin in the center of Glassy Mountain Road, joint front corner with Lot No. 7 and property of Elmer Duncan, and running thence with the line of Duncan, N. 85-04 W. 44 feet to an iron pin on west bank of road; thence continuing the same course for a total distance of 296 feet to an iron pin, joint corner Lots Nos. 1 and 2; thence S. 11-17 W. 140 feet to an iron pin; thence N. 85-04 W. 307 feet to an iron pin; thence N. 11-17 E. 284 feet to an iron pin, corner of Lot No. 3; thence with the line of Lots Nos. 3 and 6, S. 85-04 E. 604 feet to an iron pin in the center of Glassy Mountain Road; thence with the center of said road S. 28-19 W. 57 feet to a bend in road; thence S. 3-53 W. 97 feet to the point of beginning.

This being the same property conveyed to mortgagor by deeds recorded in Deed Book 1011, page 579, Deed Book 1011, page 869, Deed Book 1011, page 589, R.M.C. Office for Greenville County.



(CONTINUED ON NEXT PAGE)

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