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GREENVILLE CO. S. C.

BOOK 1378 PAGE 988

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DONNIE S. TANKERSLEY
R.H.C.

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:

GEORGE V. MAPPIN AND MARY E. MAPPIN

(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 Eight Thousand Four Hundred and No/100

DOLLARS (\$ 28,400.00), 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.

December 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, on the easterly side of Little Texas Road, containing 3.21 acres, and being shown as Tract No. 7 on plat of Tall Pines Estates prepared by R. B. Bruce, RLS, April 12, 1976, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point in the center line of Little Texas Road at the joint front corner of Tracts 6 and 7, and running thence with the center line of said road, N. 62-02 E., 72 feet to a point; thence continuing with the center line of said road, N. 71-18 E., 169.3 feet to a point; thence still with the center line of said road, N. 25-01 E., 83.6 feet to a point at the joint corner of Tracts Nos. 7 and 81 thence with the line of Tracts Nos. 8 and 10, S. 70-50 E., 330 feet to a point; thence with the line of Tract No. 12, S. 27-56 W., 445 feet to a point; thence with Tract No. 6, N. 47-02 W., 495.5 feet to the center line of Little Texas Road, the point of BEGINNING.

The within is the identical property conveyed to the mortgagors by deed from Grady L. Stratton, Trustee, dated 28 September 1976, the same to be recorded herewith.

The mortgagee's mailing address is 23 South Main Street, Travelers Rest, S. C., 29690.



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