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DONNIE S. TANKERSLEY BOOK 1380 PAGE 103
R.M.C.

Travelers Rest Federal Savings & Loan Association
Box 455
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:

CHARLOTTE M. POLLARD

(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 FIFTY FIVE THOUSAND and no/100

DOLLARS (\$ 55,000.00), 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.

October 1, 2006

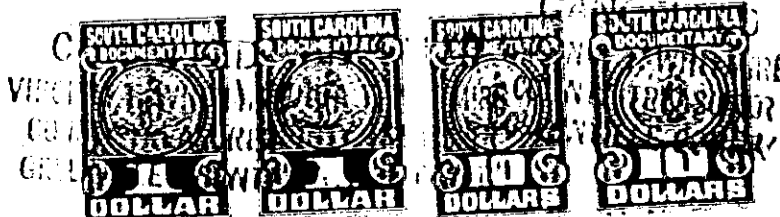
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 30.56 acres, more or less, as shown on plat of Charlotte M. Pollard recorded in plat book 5-X, page 3, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of S.C. Highway 253, approximately one miles south of Reid School Road, and running thence along the center of said highway S 1-05 E 595.3 feet to an iron pin at the corner of Lyle; thence with the center of said highway S 1-11 E 588.5 feet and S 1-21 E 119.2 feet to an iron pin; thence mostly along the center of a paved drive, N 32-46 W 333.3 feet to an iron pin; thence with said drive N 43-14 W 429 feet to an iron pin; thence S 68-09 W 237.6 feet to an iron pin; thence with Mountain Creek as the line the traverses and distances of which are N 32-07 W 241.5 feet; N 36-58 W 119.1 feet; N 72-14 W 66.3 feet; N 3-06 W 138.3 feet to an iron pin at the corner of Perkins; thence N 51-59 W 439.8 feet to an iron pin; thence with Alewine N 52-00 W 560.9 feet to an iron pin; thence with Wilkins N 25-18 E 413.9 feet to an iron pin; thence with Gaddis S 60-56 E 466.5 feet to an iron pin; thence with Johnson S 68-47 E 734.1 feet and S 71-47 E 520 feet to the point of beginning. This property is subject to a Duke Power Transmission Line right-of-way, and, there is 1.12 acres in the road right-of-way, leaving a net of 29.44 acres.

This is the same property conveyed to me by deed of Leatha A. Boling of the same date, and to be recorded of even date herewith.

S. 22.00



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