

PO. BOX 455

TRAVELERS REST, S.C. 29690

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GREENVILLE CO. S.C.

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BOOK 1381 PAGE 589

GONNIE S. TANNER-SLEY
S.H.C.

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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:

LESTER C. CALDWELL and MAVIS M. CALDWELL

(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
THIRTY THOUSAND and no/100

~~fourths~~

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of eight and three-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.

April 1, 2002

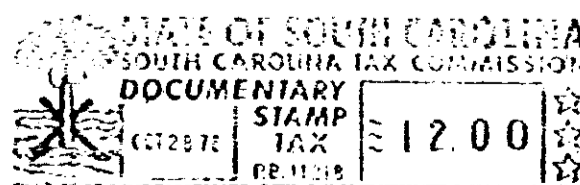
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Oakland Township, containing 3.14 acres, more or less, shown on plat of Lester C. & Mavis M. Caldwell recorded in plat book 5-X page 8 and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Woodville Road, 7614 feet west of U.S. Highway 25, and 205.6 feet west of the corner of Dogan and Mattison in the center of the road and running thence S 12-23 W 208.35 feet to an iron pin; thence S 27-14 E 152.8 feet to an iron pin; thence N 40-52 E 84.82 feet to an iron pin; thence S 30-36 E 158.36 feet to an iron pin; thence S 59-05 W 48 feet to an iron pin; thence S 39-34 W 64.52 feet to an iron pin; thence S 29-00 W 47.04 feet to an iron pin; thence S 58-07 W 41.3 feet to an iron pin; thence S 66-55 W 101.1 feet to an iron pin; thence S 81-10 W 30 feet to an iron pin; thence N 31-21 W 132.27 feet to an iron pin; thence N 82-07 W 56.25 feet to an iron pin; thence N 59-51 W 51 feet to an iron pin; thence N 13-06 E 277.23 feet to an iron pin; thence N 05-40 E 138.9 feet to an iron pin in the center of Woodville Road; thence with the center of said road, N 78-42 E 197.3 feet to the point of beginning. An easement is shared by the mortgagors and the other property shown on plat 4-D, page 109 in and to the use of the driveways shown thereon.

This is part of that conveyed to the mortgagors by Noel L. Caldwell in deed of even date, to be recorded of even date herewith.

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