

### 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:

That I, WILLIAM DAVID THOMAS

(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 W.O.I.

----- FIFTEEN THOUSAND FIVE HUNDRED -----

DOLLARS (\$ 15,500.00 W.O.I.), with interest thereon from date at the rate of NINE W.O.I. 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.

November 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, Saluda Township, known as part of the land conveyed to Mary P. Fowler by J. R. Anderson, and is the entire tract conveyed to Clarence O. Southerland by Mary P. Fowler, and adjoining lands of Mary P. Fowler, Pollie Burdette, Stamey and others, being depicted as 13.60 acres on a Plat entitled "Plat of Property of Woodrow B. Nix", dated December 2, 1970, by Terry T. Dill, Reg.C.E.&L.S., said Plat being recorded in Greenville County Plat Book 5W, at Page 68, and having, according thereto, the following metes and bounds:

BEGINNING at a point in the center of Edwards Road (also known as Talley Bridge Road), at the joint front corner with property now or formerly owned by Bill Gosnell, and running thence with said Bill Gosnell line, N 51-00 W, 1232 feet to an iron pin at the joint corner with property now or formerly owned by Earl Haas; thence with said Earl Haas line, N 71-20 E, 682.4 feet to a point in the center of Parnell Bridge Road; thence with center of said Parnell Bridge Road, S 59-17 E, 215 feet; thence continuing with the center of said Parnell Bridge Road, S 75-15 E, 300 feet to a point on the line of property known as "Payne Lot"; thence with the boundary of said "Payne Lot", as follows: S 22-17 W, 183 feet to an iron pin; thence S 28-51 E, 123.5 feet to an iron pin; thence S 64-30 E, 137 feet crossing an iron pin to a point in the center of said Edwards Road; thence with the said center of Edwards Road, as follows: S 26-07 W, 150 feet; thence S 48-25 W, 165 feet; thence S 39-25 W, 85 feet; thence S 17-45 W, 150 feet to the point of beginning.

- ALSO -

ALL that piece, parcel, or lot of land, lying and situate in Saluda Township, Greenville County, South Carolina, located on the northeast side of Trammell's Bridge Road, and being a part of the land conveyed to J. L. Burdette by deed of J. T. Chapman, recorded in the RMC Office for Greenville County in Deed Book 353, at Page 153, and also a part conveyed by Clarence O. Southerland, recorded in Deed Book 286, at Page 108. ALSO, the same property as recorded in Deed Book 449, at Page 133. See Will of W. L. Burdett probated in 1969, in which Emma C. Burdett was sole beneficiary. This property is more completely described with the following metes and bounds: BEGINNING on an iron pin in center of abandoned road, and running thence S 42-30 W, 288 feet to center of Trammell Bridge Road; thence with Trammell Bridge Road, S 73-30 E, 595 feet to center of Talley Bridge Road; thence with Talley Bridge Road, N 41-30 E, 110 feet to iron pin in center of road; thence N 56 W, 130 feet to a branch; thence up branch as line to a maple tree (x3), joint corner with D. H. Burgess property thence with Burgess line, S 60-15 W, 150 feet to an iron pin in old road; thence down old road, S 38-30 E, 100 feet to the beginning corner, containing 4 acres, more or less.

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