

FILED  
GREENVILLE, CO. S. C.

DEC 13 2 54 PM '76

DONNIE S. FANKERSLEY  
R.M.C.

BOOK 1385 PAGE 109

**Travelers Rest Federal Savings & Loan Association**  
Box 455  
Travelers Rest, South Carolina 29690

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

**MORTGAGE OF REAL ESTATE**  
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK T. FOX & MINNIE M. FOX

(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

DOLLARS (\$ 30,000.00 ), 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.

**November 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, shown as lot 1 and part of lot 2 on plat of Fontana Forest, recorded in plat book "YY", page 171 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of S.C. Highway 253, approximately 120 feet west of the intersection of Wakewood Way, and running thence with said Highway S 66 W 100 feet to an iron pin; thence with said Highway S 67-10 W 66 feet to an iron pin; thence N 16-55 W 159.3 feet to an iron pin; thence N 70-37 E 66.5 feet to an iron pin; thence N 63-49 E 74.7 feet to an iron pin; thence S 26-09 E 155 feet to the point of beginning.

This is the same property conveyed us by Hubert Howard by deed to be recorded of even date herewith.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
DEC 13 1976  
RE 11210  
12.00

4328 RV-21