

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina P.O. Box 455

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss: **MORTGAGE OF REAL ESTATE**
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES D. SIMS & RUTH HALL SIMS

(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 _____

SIXTY THOUSAND and no/100

DOLLARS (\$ 60,000.00), 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.

February 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, composed of three tracts of land, described as follows:

Lot 2 on plat of Paris-Piney Park in plat book "H", page 19, fronting on Paris Mountain Road, being the same conveyed to James D. Sims June 26, 1972 by Maud Sims in deed book 947, page 182.

1.81 and 2.75 acres, more or less, being a part of 10t 96 on plat No. 2 of Parker Lane Co., and being the same conveyed to James D. & Ruth Hall Sims by P.L. Bruce, Jr. September 3, 1968 in deed book 851, page 341; by Virgie Hudson June 5, 1954 in deed book 501, page 45 and on June 11, 1946 in deed book 294, page 28; and by Eva L. Hudson on June 11, 1946 in deed book 294, page 29; fronting on North Parker Road.

Lots 90, 91 and 92 on plat of Piedmont Park recorded in plat book "M", page 123, fronting on Piedmont Park Road and being the same conveyed to James D. & Ruth H. Sims in deed book 907, page 171 by Jack R. Whitted on January 25, 1971.

DOCUMENTARY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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