

FILED
GREENVILLE CO. S. C.

FEB 1 4 40 PM '77

DONNIE S. TANKERSLEY
R.M.C.

200-1390 PAGE 577

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:

JAMES LEE PRUITT and RENEE H. PRUITT

(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

SIXTEEN THOUSAND and no/100 ~~fourths~~

DOLLARS (\$ 16,000.00), 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.

February 1, 1997

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, being shown as lot 27 on plat of Western Hills, recorded in the R.M.C. Office for Greenville County in plat book "KK" page 30, and fronting on El Paso Drive. This lot is in Section 2 of said subdivision.

This is the same property conveyed to me by Marion Harris on November 2, 1970 in deed book 901, page 565. This property is subject to restrictions in deed book 625, page 331.

James Lee Pruitt conveyed a one-half interest to ReNee H. Pruitt which deed is to be recorded of even date herewith.

This property is subject to a right-of-way to Berea Public Service District in deed book 806, page 405.

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