

**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:

DONALD EDWARD CHILDS and ROSE N. CHILDS

(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

THREE THOUSAND SEVEN HUNDRED and no/100 fourths

DOLLARS (\$ 3,700.00 ), 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, 1983

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 Bates Township, containing 0.33 acres and 0.28 acres, as shown on plat entitled "Donald E. Childs" recorded in the R.M.C. Office in plat book 6A page 70, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Elizabeth Drive, a short distance west of U.S. Highway 276 (Geer Highway), at the corner of Edward Childs, and running thence along the center of Elizabeth Drive N 76-36 W 84.6 feet to an iron pin; thence along the center of Elizabeth Drive S 65-31 W 50 feet to an iron pin; thence N 30-41 W 117.2 feet to an iron pin; thence N 31-00 W 82.5 feet to an iron pin; thence N 58-00 E 137 feet to an iron pin; thence S 27-19 E 101.8 feet to an iron pin; thence S 66-19 W 20 feet to an iron pin; thence S 30-41 E 167.8 feet to the point of beginning.

The 0.28 acres was conveyed to us by Edward Childs, et al. June 26, 1973 in deed book 977, page 666 and the 0.33 acres was conveyed to us by Elizabeth N. McDaniel by deed of even date to be recorded of even date herewith.

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