

Travelers Rest Federal Savings & Loan Association

Box 455

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RAYMOND THOMAS TALLEY

(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 TWO THOUSAND FIVE HUNDRED and no/100

~~fourths~~

DOLLARS (\$ 32,500.00), 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.

September 1, 2007

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 Saluda Township, containing 10.86 acres, more or less, as shown on plat of Raymond T. Talley recorded in plat book 6-B page 24 and having the following metes and bounds:

Beginning at an iron pin at the corner of mortgagor and James S. Henson, which iron pin is N 41 W 378 feet from the center of Talley Road, and running thence along the 3.8 acre tract owned by mortgagor S 63-17 W 630 feet to an iron pin; thence N 21-58 W 675 feet to an iron pin at the corner of Carroll Talley; thence N 52-25 E 635 feet to an iron pin; thence along Frank Cox S 33-53 E 523 feet to an iron pin at the corner of Henson; thence S 39-30 W 213.8 feet to an iron pin; thence S 50 E 203.5 feet to the point of beginning, and being the same conveyed to me by Raymond L. Talley in deed book 940, page 357 recorded April 6, 1972. This tract is subject to a right-of-way to Carroll E. Talley, et al., as shown in deed book 1050, page 806 and plat book 6-A, page 24.

AS ADDITIONAL SECURITY, WITHOUT CERTIFICATION:

All that adjoining tract of land in said County and State, containing 3.8 acres, more or less, as shown on plat of Raymond T. & Elizabeth M. Talley recorded in plat book 6-B page 23 and having the following metes and bounds:

Beginning at an iron pin in the center of Talley Road, at the corner of James S. Henson, and running thence along the center of said road the following courses and distances: S 56-28 W 238 feet; S 87 W 150 feet; S 73-08 W 100 feet to the corner of Ray Willis (continued reverse side)