

FILED
GREENVILLE CO. S.C.

MAR 5 3 45 PM '06

DONNE S. TANKERSLEY
R.M.C.

1393 847
Mortgagee's Address:
Travelers Rest Federal Savings & Loan
Assn., PO Box 455, Travelers Rest, SC
29690

Travelers Rest Federal Savings & Loan Association

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:

CALVIN N. COX

(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-FIVE THOUSAND AND NO/100

DOLLARS (\$ 35,000.00), with interest thereon from date at the rate of 8 1/2 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, 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, being shown as Lot No. 65 on the northern side of Colony Road, on a plat of Points North Subdivision, dated November 22, 1972, recorded in Plat Book 4-X at page 16 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Colony Road at the joint front corner of Lot 64 and Lot 65 and running thence with Colony Road, the following courses and distances: S 62-11 W 125 feet, N 78-58 W 39.4 feet, and N 40-32 W 88.7 feet to an iron pin at the joint front corner of Lot 65 and Lot 66; thence with Lot 66 N 49-28 E 150 feet to an iron pin at the joint rear corner of Lots 64, 65, 66 and 73; thence with Lot 64 S 39-08 E 147.1 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Points North Development Company, A Partnership, recorded in Deed Book 1036 at page 524 in the RMC Office for Greenville County on May 19, 1976.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
14.00
FEB 11 2006

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