

### 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:

Thomas M. Cowart

(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 One Hundred Twenty Thousand and no/100-----

DOLLARS (\$ 120,000.00---), with interest thereon from date at the rate of nine & one-half 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.

April 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

All that piece, parcel or lot of land lying in the State of South Carolina, County and City of Greenville, shown as the major part of Lot 5 and Lot 6 on plat of Property of Lawrence Reid, recorded in Plat Book 6B at page 52, and having according to said plat the following courses and distances:

BEGINNING at an iron pin on Laurens Road at the joint front corner Part of Lot 4 and Part of Lot 5 and running thence N. 25-50 E. 72.3 feet; thence N. 33-47 E. 48.7 feet to an iron pin; thence N. 19-52 E. 64.9 feet to an iron pin; thence along the joint line of Lots 5, 6 and 12, S. 55-26 E. 128.2 feet to an iron pin on Eastlin Street; thence with said Street, S. 23-55 W. 164.0 feet to curve; thence with curve, 25 feet more or less; thence with Laurens Road, N. 55-45 W. 110.5 feet to the point of beginning.

Being the same property conveyed by Lawrence Reid to the mortgagor herein by deed recorded April 6, 1977.

The within property is also shown as the major portion of Lot 5 and Lot 6, Block C, Carolina Court, recorded in Plat Book F at page 96.

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DOCUMENTARY  
STAMP  
TAX  
\$ 48.00

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