

GREENVILLE CO. S. C.
JUL 13 1 52 PM '82

1403 PAGE 888

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:

GERALD W. BOWERS

(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 TEN THOUSAND AND NO/100

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of EIGHT & 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.

July 1, 1982

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as the property of the Grantee being shown on a plat prepared by C. O. Riddle in May, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bowers Road just east of the intersection of Bowers Road and Ebenezer Road and being bounded on the west of property of Warren R. & Mamie Lee Williams; thence with the Williams line, N. 24-30 W. 663.45 feet to an iron pin; thence N. 80-59 E. 311.9 feet to an iron pin; thence with the common line of the Grantor, S. 33-07 E. 464.9 feet to a nail and cap in the center of Bowers Drive; thence with the center of Bowers Drive, S. 64-03 W. 99.85 feet; thence continuing with said road, S. 54-04 W. 100 feet; thence S. 43-17 W. 100 feet; thence S. 28-25 W. 100 feet to the beginning corner. This property containing 4.1 acres, more or less.

Derivation: Deed Book 1062, Page 40 - Ralph M. Bowers - 6/27/74

5004

ENCUMBRANCE TAX \$34.00 P.S. 11218

4328 RV-2