

Our File No. 9139

FANT & FANT, ATTYS.

GREENVILLE CO. S.C.  
7/12 4 39 PM '07  
BOBBIE S. TAMMERSLEY  
REC

1408-912

**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:

-----John M. Carter and Patricia L. Carter-----

(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 One Thousand and NO/100-----

DOLLARS (\$ 31,000.00 ), 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.

August 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 on the northern side of Covington Road being known and designated as Lot No. 91 on a plat of Section 3 of Northwood Hills, dated November, 1960 by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, at Page 37 and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Covington Road, joint front corner of Lots Nos. 91 and 92 and running thence with the joint line of said lots, N. 5-50 E. 222.8 feet to an iron pin, joint rear corner of said lots; thence along the rear of Lot No. 91 S. 76-01 E. 100.0 feet to an iron pin; thence continuing S. 84-41 E. 25.3 feet to an iron pin, joint rear corner of Lots Nos. 90 and 91; thence with the joint line of said lots, S. 2-30 W. 205.0 feet to an iron pin on the northern side of Covington Road, joint front corner of said lots; thence with said Road, N. 85-56 W. 136.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of John W. Berwager recorded in the RMC Office for Greenville County, South Carolina on 4/26/76 in Deed Book 1035 at Page 248.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
12.40  
AUG 12 2007  
P.B. 11218

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