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GREENVILLE CO. S. C.

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JOHNNIE S. TANKERSLEY
R.M.C.

BOOK 1407 PAGE 734

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:

Ralph G. Vinson and Mildred S. Vinson

(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 Forty-Eight Thousand and No/100

DOLLARS (\$ 48,000.00), with interest thereon from date at the rate of eight & three-fourths 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.

December 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, in Paris Mountain Township, containing 23.7 acres, more or less, shown on a plat of NELLIE BLAKELY ESTATE, recorded in the RMC Office for Greenville County in Plat Book 4-0 at Pages 148 and 149, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin near the northern side of Circle Road at the corner of Black and running thence along Black, as follows: S.14-04 W. 312 feet to an iron pin; thence S.11-30 W. 737 feet to a poplar on Hooper Creek; thence along said creek as the line, the following traverses and distances, to-wit: S.11-30 W. 315 feet; S.45-30 W. 274 feet; S.19-00 W. 115 feet; S.06-41 W. 170 feet; S.04-14 E. 110 feet; S.53-50 W. 140 feet; S.72-50 W. 152 feet; S.20-00 W. 200 feet; S.61-30 W. 145 feet to the intersection of another branch; thence up the second branch as the line, the following traverse and distances, to-wit: N.37-00 W. 110 feet; N.02-30 W. 255 feet; N.37-44 E. 85 feet; N.02-03 W. 180 feet; N.47-26 E. 300 feet; N.25-29 E. 230 feet; N.05-43 E. 105 feet; N.33-12 W. 130 feet; N.19-00 E. 206 feet; N.08-17 W. 80 feet; N.11-50 E. 117 feet to an iron pin at a maple; thence along the property of Barker, N.16-09 E. 881 feet to an iron pin south of Circle Road; thence S.71-00 E. partly along Circle Road, 455.6 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from James T. Blakely, et al, and deed from Jerry Miles and Eddie Miles recorded in the RMC Office for Greenville County in Deed Book 1017 at Pages 903 and 911 on May 7, 1975, respectively.

The mailing address of the Mortgagee herein is P. O. Box 455, Travelers Rest, S. C.

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