

GREENVILLE, S.C.

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DONNIE S. TANNER, CLEY
S.H.C.

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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:

GARY L. CAPPS AND VIKI S. CAPPS

(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 eight and one-half (8.5) 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.

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 known and designated as Lot 107 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973, and recorded in the R. M. C. Office for Greenville County in Plat Book 5-D, Pages 1 through 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the turnaround on Whittlin Way, joint front corner of Lots 107 and 108, and running thence with the joint line of said lots, S. 74-26 W. 212.48 feet to an iron pin; thence N. 19-57 E. 190 feet to an iron pin, joint rear corner of Lots 106 and 107; thence with the joint line of said lots, S. 69-17 E. 180.6 feet to an iron pin on the east side of said turnaround; thence with said turnaround following the curvature thereof, the chords of which are S. 41-35 W. 40 feet and S. 5-10 W. 27.9 feet to the beginning corner.

This is the same property as that conveyed to the Mortgagors herein by deed of Robert G. Jones dated July 8, 1977, and recorded in the R. M. C. Office for Greenville County in Deed Book 1060 at Page 182 on July 8, 1977.

The mailing address of the Mortgagee herein is P. O. Box 455, Travelers Rest, South Carolina 29690.

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