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GREENVILLE CO. S. C.

BOOK 1137 PAGE 305

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OLLIE FARNSWORTH
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:

HUGH O. HOWES AND OPHRA V. HOWES

(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 Mortgageor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **SEVEN THOUSAND FIVE HUNDRED AND NO/100ths----**

DOLLARS (\$ 7.500.00), with interest thereon from date at the rate of **Eight (8%)** 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 Mortgageor'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.

NOVEMBER 3, 1984

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 **O'Neal Township**, containing **.96 acres** and being a portion of the property shown on a plat of **William E. Garner**, recorded in **Plat Book ZZ** at **page 135** and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of **W. E. Black tract** and **Lloyd Batson lot** and running thence with the **Batson Lot S 68-58 E 113 feet** to an iron pin; thence still with the **Batson Lot N 51-08 E 158 feet** to a point on the western edge of **Little Texas Road**; thence **N 10-30 E 125 feet** to a point on the eastern side of said road; thence **N 86-05 W 211.2 feet** to a point on the line of **W. E. Black tract**; thence with the line of said tract **S 11-40 W 200 feet** to the point of beginning and being the same conveyed to us in **Deed Book 822, page 383.**