

GREENVILLE, S. C.

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CLERK OF SUPERIOR COURT

R. M. O.

BOOK 1139 PAGE 201

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:

T. WALTER BRASHIER

(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 **SIXTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100ths**

DOLLARS (\$ 16,750.00), 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 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.

JANUARY 15, 1990

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 shown as the property of T. Walter Brashier according to a plat recorded in the R. M. C. Office for Greenville County in Plat Book 4-C, page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Linda Lane which iron pin is situate 187.7 feet north of the intersection of Courtney Circle and running thence N 68-51 W 251.5 feet to an iron pin; thence N 20-18 E 80 feet to an iron pin; thence S 68-55 E 236 feet to an iron pin on the western side of Linda Lane; thence with said Lane S 9-19 W 82 feet to the point of beginning. There is an unopened alley 15 feet wide and 101.5 feet long along the southern line in the westernmost corner which was reserved on a prior unrecorded plat by Sloan E. Goldsmith for use as an alleyway and said 15 foot strip is subject to such rights as the owners of the Goldsmith property may have therein.

This is one of the lots conveyed to me by deed of Sloan E. Goldsmith to be recorded of even date herewith.