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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.H.C.

BOOK 1159 PAGE 89

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:

RUBY T. BATSON

(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 **TWELVE THOUSAND AND NO/100THS**-----

DOLLARS (\$ 12,000.00), 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.

JUNE 3, 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 signing 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, near Travelers Rest, S. C., containing 4.085 acres, more or less, as shown on plat of property of T. H. Stokes and Roy Farnham recorded in the R. M. C. Office for Greenville County in Plat Book FF, at page 439, and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an point in the center of Little Texas Road at the corner of property now or formerly belonging to David and Ethel Orr, which point is in the center of the bridge over South Beaver Dam Creek, and running thence along said Creek as the line in a northerly direction 275 feet, more or less, to a poplar at the corner of D. B. Howell; thence N 26-0 W 115 feet to a point; thence along Montevideo Subdivision S 71-0 W 500 feet to a point in the center of East Scenic Drive; thence along the center of said Drive S 10-0 E 270 feet to a point; thence S 44-56 E 207.5 feet to an iron pin in or near the center of Little Texas Road; thence with the center of said Road N 35-20 E 112 feet to an iron pin; thence N 46-32 E 105.6 feet to a point; thence N 77-0 E 132 feet to the point of beginning, and being the same conveyed to me in Deed Book 638, at page 309. See Deed Book 584, page 512, for conveyance of Scenic Drive to the County of Greenville and see Deed Book 573, page 484, for conveyance of 1.985 acres to David and Ethel Orr.