

FILED
GREENVILLE CO. S. C.

BOOK 1228 PAGE 555

MAR 24 1 30 PM '72

OLLIE FARNSWORTH
R. M. C.

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:

Virgil P. and Nancy L. Conklin

(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 **Thirteen Thousand and no/100ths** -----

DOLLARS (\$13,000.00), 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.

March 1, 1992

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 2.15 acres more or less as shown on plat of Lela J. Moore recorded in the R. M. C. Office for Greenville County in Plat Book XXX, page 117 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Little Texas Road at the corner of a 2.84 acre tract sold to Hawkins and running thence S 75-25 E 240 feet to an iron pin; thence along a 3.93 acre tract sold to Myrtle R. McKinney, S 0-17 W 337.5 feet to an iron pin in the center of a county road; thence along the center of said county road N 69-15 W 255.7 feet to an iron pin in the center of the intersection of said county road and Little Texas Road; thence along the center of Little Texas Road N 2 E 308.2 feet to the point of beginning.

THIS is a portion of the property conveyed to William T. and Lela J. Moore in Deed Book 512, page 119 together with provisions contained therein for water lines. William T. Moore died testate devising the same to his wife, Lela J. Moore in Apt. 827, File 16; Lela J. Moore died testate in Apt. 1189, File 8, leaving the same to Imogene M. Evins and Vivian M. Dwyer. See also Plat entitled William Thomas Moore and Lela J. Moore in Plat Book NN, page 46.

THIS is the same property conveyed to us by deed to be recorded of even date herewith.