

NOV 1 2 35 PM '72

ELIZABETH RIDDLE  
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:

**JOSEPH EARLE BOYTER**

(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 THOUSAND AND NO/100THS**

**DOLLARS (\$ 30,000.00**), 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.

**NOVEMBER 1, 1992**

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure 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, near the Town of Travelers Rest, S. C., in Bates Township, lying on the northern side of Geer Highway, and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the northern side of Geer Highway at the joint front corner with a lot, now or formerly, occupied by the United States Post Office, and running thence N 42-59 E 169.40 feet to an iron pin; thence N 47-01 W 80 feet to an iron pin on the line of property, now or formerly, owned by Helen F. Griffin; thence N 42-59 E 68.3 feet to an iron pin; thence S 48-49 E 120.1 feet to the corner of lot, now or formerly, owned by W. H. Martin; thence along said Lot, S 42-59 W 269.9 feet to a point on the northern side of Geer Highway; thence along said Highway, N 47-03 W 40 feet to the point of beginning. This is the remaining portion of that lot conveyed to me by deed of C. B. Goodlett recorded in Deed Book 726, at page 430, in the R. M. C. Office for Greenville County. A part of the lot conveyed to me by Goodlett was subsequently conveyed by me to W. H. Martin by deed recorded in Deed Book 727, at page 416, in the R. M. C. Office for Greenville County.