

FILED
GREENVILLE CO. S. C. BOOK 1261 PAGE 618
DEC 27 2 41 PM '87
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:

THOMAS F. CENTER

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

DOLLARS (\$ **10,000.00**), 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.

DECEMBER 1, 1987

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**, containing **1.65 acres as shown on the Youngblood plat recorded in the R. N. C. Office for Greenville County in Plat Book 4-W, page 120**; **0.98 acres as shown on the Center plat in Plat Book 4-W, page 118**; and **2.44 acres as shown on the Center plat recorded in Plat Book 4-W, page 119**; and having in the aggregate, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin at or near the side of a County road a short distance South of the intersection of **Mush Creek Road** at the corner of **Addie and Ellen Center**, and running thence **N 69 W 231 feet** to an iron pin; thence **N 80-15 W 452 feet** to an iron pin; thence along **Joe Johnson**, **N 49 E 423 feet** to an iron pin; thence **N 57-32 E 384.3 feet** to an iron pin; thence along **Ben Sentell**, **S 11-15 E 82 feet** to an iron pin; thence **DUE SOUTH 98 feet** to an iron pin; thence **S 0-30 W 365 feet** to an iron pin on said road; thence with said road, **S 2-45 E 100 feet** to the point of beginning.

The **1.65 acres** was conveyed to **Thomas F. Center** by **William Stanley Youngblood, et al**, by deed to be recorded of even date herewith; the **0.98 acres** and **2.44 acres** was conveyed to **Thomas F. Center** by deed of **Ford Center, et al**, to be recorded of even date herewith. The entire tract was heretofore conveyed to **Ford Center** in **Deed Book 488, page 163**, described as **4.5 acres** and included the two acres conveyed to **Ford Center** in **Deed Book 371, at page 197**.