

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:

EDWARD LAWRENCE SANDERS AND RHEA M. SANDERS

(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 Nineteen Thousand and 00/100-----

DOLLARS (\$ 19,000.00), with interest thereon from date at the rate of Nine (9%) 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

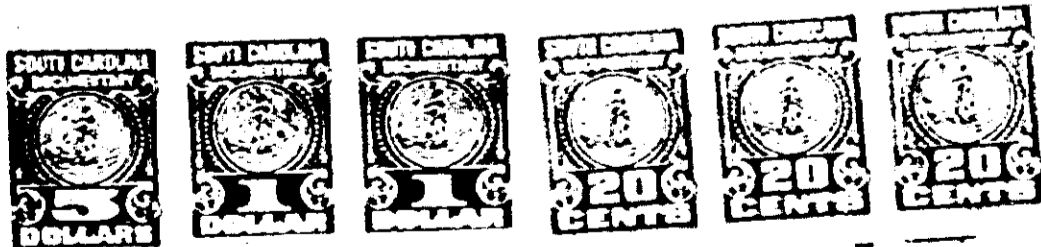
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 2005

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, warranted, 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 situate, lying and being on the South side of Morgan Avenue and being shown as Lots 55 and 56 on a plat of Springfield Subdivision prepared by Terry T. Dill, recorded in Plat Book BBB at Page 14 in the R&C Office for Greenville County, South Carolina and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Morgan Avenue at the joint front corner of lots 54 and 55 and running thence with lot 54, S. 1-28 E. 175 feet to an iron pin at the joint rear corner of lots 48, 49, 54 and 55; thence with lots 48 and 47, S. 88-32 W. 250 feet to an iron pin at the joint rear corner of lots 46, 47, 56 and 57; thence with lots 57 and 58, N. 1-28 W. 175 feet to an iron pin on the south side of Morgan Avenue; thence with said avenue, N. 88-32 E. 250 feet to the point of beginning.



RECORDED

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