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DONNIE S. TANKERSLEY
R.M.C.

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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:

ROBERT A. TAYLOR

(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 Seventeen Thousand Six Hundred and no/100-----

DOLLARS (\$ 17,600.00), 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.

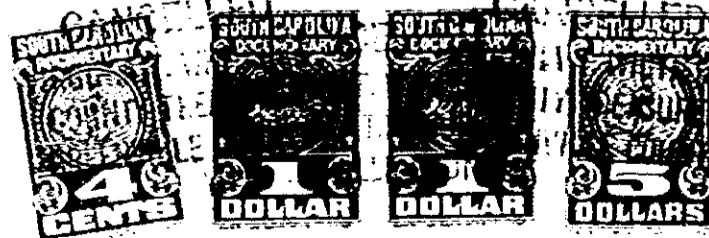
April 1, 2001

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 6.299 acres on the southern side of Keeler Mill Road, being shown and designated as Tract No. 1 on plat of Grace D. Taylor prepared by Freeland and Associates, dated December 22, 1975, and being described, according to said plat, more particularly, to-wit:

BEGINNING at a nail and cap in the center of Keeler Mill Road and running thence S. 49-42 W. 238 feet to an old iron pin at the joint corner of Tracts 1 and 2; thence with the common line of said tracts S. 36-04 E. 787.8 feet to an iron pin; thence S.88-06 E. 265.2 feet to an iron pin; thence N. 74-26 E. 112.8 feet to an iron pin in an old abandoned road; thence N. 17-51 W. 211.4 feet to a railroad spike in the center of Keeler Mill Road; thence N. 34-31 W. 174.1 feet to a railroad spike in said road; thence S. 51-41 W. 257.8 feet to an old iron pin; thence N. 29-27 W. 210 feet to an iron pin; thence N. 55-38 E. 234.7 feet to a railroad spike in the center of Keeler Mill Road; thence N. 45-07 W. 181.3 feet to a point in said road; thence N. 61-28 W. 291.3 feet to a nail and cap, the point of beginning.

5.7.04



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