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DONNIE S. TANKERSLEY
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:

EVERETTE H. NEWMAN

(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
One Hundred Twenty Five Thousand and no/100

DOLLARS (\$ 125,000.00), with interest thereon from date at the rate of nine & one-half 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.

June 1, 1996

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, at Travelers Rest, containing 0.464 acres, more or less and being shown as tract "B" on plat of C.W.I., a Partnership recorded in plat book 5-L at page 90 and having the following metes and bounds, to-wit:

Beginning at an iron pin at the southwestern corner of U.S. Highway No. 25 and State Park Road, and running thence along U.S. Highway No. 25, S 38-06'17" 147.97 feet to an iron pin at the corner of tract "A"; thence N 51-19'43" W 170 feet to an iron pin; thence N 38-06'17" E 90 feet to an iron pin on the southern side of State Park Road; thence along the southern side of State Park Road S 70-13'18" E 179.09 feet to the point of beginning.

Together with all rights, members, Hereditaments and Appurtenances to said premises, as set forth in deed of C.W.I., a Partnership to Spartan Food Systems, Inc. in deed book 1031, page 691 and in deed of Spartan Food Systems, Inc. to the mortgagor by deed to be recorded of even date herewith, including, but not limited to, use of the shopping center entrances and exits, parking and other facilities as therein described.

\$ 50.00



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