

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:

LARRY J. SOUTHERN

(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 and No/100

DOLLARS (\$ 17,000.00), with interest thereon from date at the rate of eight and three-fourths 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. September 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, on the southerly side of Langley Road, being shown and designated on plat of Property of George and Mary Mappin, prepared by Terry T. Dill, RLS, May 2, 1975, said lot containing 1.44 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center line of Langley Road at corner of property now or formerly of Kemp and running thence with the center line of said Road, N. 63-25 E. 144 feet to a point; running thence S. 26-31 E. 226 feet to an iron pin; running thence N. 63-29 E. 110 feet to the center line of a creek; thence with the center line of the creek, the traverse line of which is S. 22-00 E., 156 feet to an iron pin on the westerly side of said Creek; running thence S. 83-40 W. 282 feet to a point; thence with the property now or formerly of Kemp, N. 21-30 W. 285 feet to the center line of Langley Road, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of George V. Mappin and Mary E. Mappin, dated 22 September 1976, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS IS: P. O. Box 455, Travelers Rest, South Carolina 29690.



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