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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:

Randall S. Poe and Judy E. Poe

(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 Thirty-Three Thousand Four Hundred and No/100

DOLLARS (\$ 33,400.00), with interest thereon from date at the rate of eight and 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.

July 1, 2007

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 western side of Cunningham Road and being shown as a 2.44 acre tract on a plat entitled "Property of Randall S. Poe and Judy E. Poe", made by W. R. Williams, Jr., Engineer, dated July 15, 1977, recorded in the RMC Office for Greenville County in Plat Book 6 F at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a nail and cap in the approximate center of the intersection of Cunningham Road and Cunningham Circle and running thence N.69-30 W. 456 feet to an old iron pin; thence N.31-00 E. 293.7 feet to an old iron pin; thence N.80-37 E. 178.6 feet to a nail and cap in the approximate center of Cunningham Road; thence in a line with Cunningham Road, S.12-45 E. 451.7 feet to a nail and cap, the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from W. R. Williams, Jr. and Judith E. Williams recorded in the RMC Office for Greenville County on July 27, 1977.

The mailing address of the Mortgagee herein is P. O. Box 455, Travelers Rest, South Carolina 29690.

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