

GREENVILLE COUNTY

AUG 1 3 24 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1405 PAGE 701

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:

---Stephen M. Batson and Frankie P. Batson-----

(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 No/100----

DOLLARS (\$ 19,000.00), with interest thereon from date at the rate of --Eight & 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.

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 Northwestern side of McElhaney Road, near Travelers Rest, in Paris Mountain Township, in the County of Greenville, State of South Carolina, and designated as Tract 2 on a plat entitled "Property of Surety Life Ins. Company, Greenville County, South Carolina", made by Piedmont Engineering Service, Greenville, S. C. August 2, 1955, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center line of McElhaney Road at its intersection with a dirt road, corner of Tract 1 as shown on said plat and running thence with the center line of McElhaney Road N. 83-0 E. 100 feet, N. 75-28 E. 100 feet, N. 63-50 E. 550 feet, N. 60-13 E. 100 feet, N. 45-25 E. 100 feet, N. 30-35 E. 100 feet, N. 5-49 E. 100 feet; N. 1-38 E. 100 feet, N. 8-25 W. 278.2 feet to the corner of Tract 3; thence leaving McElhaney Road S. 62-52 W. 457.1 feet to an iron pin; thence S. 67-48 W. 672.1 feet to an iron pin; thence S. 10-02 E. 518.7 feet to the point of beginning.

LESS, HOWEVER:

ALL that piece, parcel or tract of land being on the north side of McElhaney Road in Paris Mountain Township, Greenville County, State of South Carolina, being a part of the same property deeded to J. N. Batson by the Surety Life Insurance Company, August 11, 1955, and recorded in the RMC Office for Greenville County in Deed Book Volume 531, Page 517 and having the following metes and bounds to wit:

BEGINNING on an iron pin on the north bank of McElhaney Road and running thence N. 10'2" W. 200 feet, thence N. 83-E. 100 feet, thence S. 10'2" E. 200 feet, thence S. 83 W. 100 feet to the beginning corner, containing 46/100 acres.

LESS, ALSO:

ALL that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina lying on the north side of McElhaney Road and adjoining Garlands' lot and having the following metes and bounds:

BEGINNING at corner of lot at road and running thence N. 10-00 W. 173.7 feet to iron pin; thence N. 74-00 E. 6 feet to iron pin; thence S. 11-10 E. 173.7 feet to iron pin at road; thence S. 74-00 W. 10 feet to beginning corner.

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