

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:

ARTHUR HARBIN, JR.

(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 Forty Thousand and no/100

DOLLARS (\$ 40,000.00), 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.

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, located on Manly Drive and being shown as Lot Nos. 1-5 on a plat of Paris Mountain Heights made by J. C. Hill, Surveyor, dated September 13, 1954, and recorded in the R.M.C Office in Greenville County in Plat Book HH at Page 151 and being more particularly described as follows:

BEGINNING at the southwestern corner of Lot No. 1 as shown on the above mentioned plat and running thence S 79-30 E 149 feet to the corner of Lot No. 3; thence S 63-50 E 111.2 feet; thence N 37-20 E 253 feet; thence N 53 E 62 feet to the joint corner of Lot Nos. 5 and 6; thence N 43-20 W 209.5 feet along the common line of Lot Nos. 5 and 6; thence down the middle of Manly Drive S 56 W 177.1 feet; thence 49-45 W 135 feet; thence continuing with the curve of Manly Drive S 24-20 W 136.1 feet to the point of beginning.



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14/2/2017