

FILED
GREENVILLE CO. S. C.
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CONNIE S. TAYLOR
CLERK

BOOK 1320 PAGE 500

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:

KENNETH M. KIMBRELL

(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 **TWENTY THREE THOUSAND FOUR HUNDRED AND NO/100THS**

DOLLARS (\$ 23,400.00), 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.

AUGUST 1, 1999

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, in Bates or Saluda Township, being described as follows:

BEGINNING at an iron pin on the northeastern side of U. S. Highway 25 at the corner of property now or formerly owned by L. W. Bridges, Sr., which iron pin issituate approximately 380.16 feet northwest of the intersection of S. C. Highway 415, and running thence along said highway, N 33 W 183 feet to an iron pin; thence N 40 E 400 feet to an iron pin; thence S 33 E 183 feet to an iron pin; thence S 40 W 400 feet to the point of beginning. This property is subject to a right of way to the S. C. Highway Department, Doc. No. 23.515.

ALSO: ALL that adjoining tract of land on the northeastern side of U. S. Highway 25 shown on plat by J. C. Hill, dated September 19, 1949, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on U. S. Highway 25 on the southwesternmost corner of the above described tract, and running thence N 40 E 73 feet to an iron pin; thence S 33 E 30 feet to an iron pin; thence S 40 W 75 feet to a point in said highway; thence along said highway, N 33 W 30 feet to the point of beginning.

This is the same property conveyed to the mortgagor by George L. Hammonds, et al, by deed to be recorded of even date herewith.



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