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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:

James Earl Moffitt and Doris Moffitt

(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 Four Hundred Sixty-seven and 26/100

DOLLARS (\$ 17,467.26), with interest thereon from date at the rate of nine 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, being known and designated as Lot No. 149 of a Addition to Coleman Heights as shown on plat thereof prepared by Piedmont Engineers & Architects, Greenville, S.C., April 24, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book RR, at page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Terrace Road, joint front corner of Lots 148 and 149, and running thence along the joint line of said lots, N. 50-27 E. 120 feet to an iron pin at the rear corner of Lot 150; thence along the line of said lot, N. 10-18 E. 119.7 feet to and iron pin on the southern side of Alta Vista Circle; thence along the southern side of Alta Vista Circle, N. 73-09 W. 140 feet to an iron pin; thence following the curvature of Alta Vista Circle as it intersects with Terrace Road, the chord of which is S. 61-57 W. 35.5 feet to an iron pin on the eastern side of Terrace Road; thence along the eastern and northeastern side of Terrace Road, following the curvature thereof, the chords of which are S. 16-59 W. 78.2 feet, S. 14-34 E. 75 feet, and S. 38-02 E. 90 feet to the beginning corner; being the same conveyed to Grantors by deed recorded on Deed Book 968 at page 337.



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