

FILED
GREENVILLE CO. S. C.
1927 8 27 AM '27
LONNIE S. FANNERSLEY
R.I.C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA } ss: MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES MELVIN HEMBREE

(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 TWELVE THOUSAND FIVE HUNDRED and no/100

DOLLARS (\$ 12,500.00), 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.

August 1, 2000

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 Township, containing approximately 17.26 acres, more or less as shown on plat of Leonard A. & Margaret S. Smith, recorded in plat book R, at page 105, and having the following metes and bounds, towit:

Beginning at an iron pin on the new right-of-way of U.S. Highway No. 25 in the center of Shelton Road (or near same), and running thence N 84 E 1180 feet to an iron pin; thence N 3-10 W 184.7 feet to an iron pin; thence N 72-30 E 150 feet to an iron pin in the center of a County Road; thence with the center of said road N 30 W 47 feet to an iron pin; thence with said road N 12-30 W 253 feet to an iron pin at the corner of Revis, thence N 70-30 W 909 feet to an iron pin on the new Highway right-of-way; thence with U.S. Highway 25, S 21 W 1043.04 feet to the point of beginning. This is the same property conveyed to me as 19.75 acres in deed book 401, page 9, but surveyed above shows 19.19 acres, more or less. I have sold 0.95 acres in deed book 756, page 190 and the Highway Department has taken 0.98 acres when widening the road at U.S. Highway 25, leaving a balance of 17.26 acres, more or less

CANCELLED 5, 5.00
SOUTH CAROLINA
RECORDS & DEEDS
GREENVILLE

4328 RV-2