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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

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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:

HAROLD GARY HUDGENS and BETTY B. HUDGENS

(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-FIVE THOUSAND AND NO/100 -----

DOLLARS (\$ 45,000.00 ), with interest thereon from date at the rate of 8-3/4 % 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.

October 1, 2005

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 the greater portion of Lot No. 11, Addition to Section II, Westcliffe Subdivision as shown on plat thereof prepared by Piedmont Engineers & Architects on April 3, 1970, recorded in the RMC Office for Greenville County in Plat Book 4-F, page 32 and having the following metes and bounds according to a new plat of the property of H. G. Hudgens as made by John C. Smith, Surveyor:

BEGINNING at an iron pin on Saluda Lake Road at the joint front corner of Lots 10 and 11 and running thence S. 84-25 West 225 feet to an iron pin; running thence S. 82-20 West 152.95 feet; running thence N. 30-13 West 211 feet to an iron pin; running thence N. 30-40 East 145 feet to a point; running thence along joint line of Lots 11 and 12, S. 74-43 East 438.9 feet to an iron pin on Saluda Lake Road; running thence along Saluda Lake Road, S. 12-16 West 55 feet to an iron pin; thence continuing with Saluda Lake Road, S. 2-23 West 95 feet to an iron pin, the beginning corner.

518.00



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