

GREENVILLE CO. S. C.
APR 17 11 25 AM '96
LAW OFFICE OF T. J. BRADLEY
P.L.C.

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:

WILLIAM E. TUCKER

(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 NINE THOUSAND and no/100

DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of six & one-fourth 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.
April 1, 1996

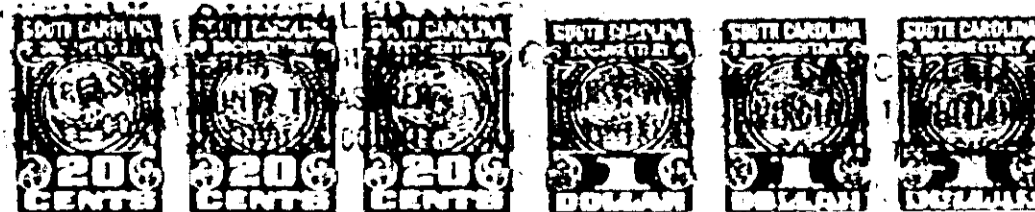
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville and being a portion of lot No. 19 and a portion of a lot marked "Sold" on plat of Forest Hills, Addition No. 2, as shown in plat book J, page 213, and having according to a more recent plat, entitled Property of William E. Tucker, recorded in plat book BB, page 16, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Longview Terrace at the corner of Bessie Tucker, which iron pin is situate 87 feet north-west of the intersection of East Paris Road, and running thence along Bessie Tucker, N 57-15 E 60 feet to an iron pin; thence N 64-25 E 97 feet to an iron pin; thence N 31-55 W 77 feet to an iron pin; thence S 64-30 W 166 feet to an iron pin on the northeastern side of Longview Terrace, thence with said Terrace S 37-09 E 86.5 feet to the point of beginning. This is the same property conveyed to me in deed book 524, page 271.

There is a mortgage by William E. Tucker to Travelers Rest Federal Saving & Loan Association in mortgage book 1136, page 177 for \$7,000.00 and in mortgage book 1301, page 551 for \$16,200.00, so that this is a third mortgage. All mortgages shall be of equal rank and a default under any mortgage will constitute a default under all mortgages.

3.60



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