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Oct 29 3 02 PH '75

DONNIE S. TANKERSLEY

Travelers Rest Federal Savings & Loan Association Po Brd 453 Travelers Rest. South Carolina 2 7678

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN C. EVATT, JR. and LORETTA H. EVATT

_(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAV-INGS 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 Fifteen Thousand Eight Hundred Sixteen and 54/100

DOLLARS (\$ 15,816.54), with interest thereon from date at the rate of eight & three-fourths 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, 1998

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, Bates Township, on the southern side of Tolar Road being shown and designated as Lot No. 28 on a revised plat of Lots 34 - 47 of Meadowbrook Farms, prepared by C. O. Riddle, R.L.S., dated February, 1958, recorded in plat book PP at page 113 and being also shown on a more recent plat of R. B. Bruce, R.L.S., dated October 10, 1960, as follows:

BEGINNING at an iron pin on the southern side of Tolar Road at the joint front corner of Lots 27 and 28 and running thence along the common line of said lots S. 3-00 W. 190 feet to an iron pin at the joint rear corner of said lots; thence S. 87-00 E. 84 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence N. 3-00 E. 190 feet to an iron pin at the joint front corner of said lots on the southern side of Tolar Road; thence with the southern side of said road N. 87-00 W. 84 feet to an iron pin, the point of beginning.

Derivation: Deed of David W. Garland to the Mortgagors herein dated October 28, 1976 and recorded October 29, 1976 in Deed Book at Page 1045-339



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