

Travelers Rest Federal Savings & Loan Association

Box 455 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:

ESTHER C. KING

(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

FIFTY THOUSAND and no/100

DOLLARS (\$ 50,000.00), 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.

December 1, 2006

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 Saluda Township, containing 33.25 acres, more or less, and having the following metes and bounds, to-wit:

27 acres: Beginning at an iron pin in the center of Hannon Road, at the corner of Evertie & Ruby Reeves; thence with said property in a north-easterly direction 175 feet; thence in a southerly direction 95.2 feet to the original line; thence N 58 E 1013.5 feet to an iron pin; thence N 12 W 561 feet; thence N 52 W 171.6 feet to Phillip K. Trammell; thence with his line, shown in plat book 5-B, page 38, which line is generally north of Old Wood Road, in a westerly direction 1273.1 feet to the center of Hannon Road, in the line of Larry G. Dudley; thence with the center of said road S 0-22 W 133.1 feet, more or less; thence with the center of said road, with the line of Dudley and other property of Reeves, shown in plat book 4-E, page 127 and 4-I, page 23, S 24-56 E 179.4 feet; thence S 43-54 E 225 feet; thence S 26-16 E 200 feet, more or less, to the beginning. This tract is subject to a road right-of-way to Trammell as set forth in deed book 988, page 93.

6.25 acres: Beginning at a creek and running thence S 80 W 442.2 feet to the edge of the bottom; thence parallel with the road to a bend in the road; thence along the road in a westerly direction to the creek; thence down the creek to the beginning.

This is the same property conveyed to me by John W. and Annie S. Johnson February 17, 1976 in deed book 1031, page 696. Said property is subject to a right-of-way to the City of Greenville for a water line as set forth in deed book 612, page 87.