

GREENVILLE CO. S. C.

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BERNIE STANNE ISLEY
CLERK

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:

E. Arthur Dreskin and Louis Gureasko

(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 Seventy-one Thousand Seven Hundred and No/100

DOLLARS (\$ 71,700.00), with interest thereon from date at the rate of Nine (9%) 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, 1992

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:

ALL that parcel or lot of land situated, lying and being in the State of South Carolina, County of Greenville, City of Greer, Chick Springs Township, bound by Cannon Avenue, Albert Street and S. C. 101 and having according to plat of Caper House, prepared by Gould & Associates, RLS, dated October 8, 1976, the following courses and distances, to-wit:

BEGINNING at an iron pin back of the curb on Albert Street and running S. 9-00 E. 105.93 feet to new iron pin at the edge of R/W of Cannon Street; thence along R/W of Cannon Street, S. 85-12 E. 173.82 feet to iron pin at the end of conc. curb; thence N. 81-09 E. 10.60 feet to iron pin back of curb and of the R/W. of S. C. 101; thence along R/W of S. C. 101, N. 3-34 E. 145.72 feet to new I.P. 1.0 feet back of side walk; thence N. 86-26 W. 122.53 feet to new iron pin; thence S. 67-49 W. 93.98 feet to existing iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by Deed of General Properties, Inc., said deed having been recorded on March 29, 1977, in the RMC Office for Greenville County, South Carolina, in Deed Book 1053, at Page 501.

DOCUMENTARY

STAMP

APR 29 1992

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