12 58 PM '7"

DONNIE S. TANKLRS LEY K.H.C.

Travelers Rest Federal Savings & Loan Association P. O. BOX 455 Travelers Rest. South Carolina 29690

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

DOLLARS (\$ 31,000.00), with interest thereon from date at the rate of <u>Fight and three</u>-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.

September 1, 1978

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, and being on the Southern side of Rainey Road, and according to a plat prepared of said property by lontgomery Surveying Associates, November 25, 1976, having the following courses and distances, to-wit:

BEGINNING AT an old spike in or near the center of Rainey Road, joint comer of property of the mortgagor and property now or formerly owned by Tinsley, and running thence with the common line of said owners, S. 0-31 W. 184.48 feet to an old iron pin; thence running with the common line of property now or formerly owned by Bennefield, N. 84-15 W. 251.2 feet to an old iron pin; thence running with common property now or formerly owned by Stephens, N. 0-31 E. 342.05 feet to an old iron pin; thence running with property now or formerly owned by Rainey, N. 45-02 E. 99 feet to a nail and cap in or near the center of Rainey Road; thence running with said Road, S. 9-10 E. 140.2 feet to a nail and cap in or near the center of said Road; thence continuing with said Road, S. 46-50 E. 100 feet to a nail and cap in or near the center of said Road; thence continuing with said Road, S. 61-06 E. 95 feet to an old spike in or near the center of said Road, the point of Beginning.

The within property is a portion of the property conveyed to Joan Marie Morgan by deed of Dixie Enterprises, Inc., by deed dated April 16, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, on April 20, 1973, in Deed Book 973, at Page 3.

4328 RV-2

Ö.

IOI

stι

0-