

FILED  
GREENVILLE CO. S. C.

MAR 28 8 55 AM '07

1395 PAGE 880

WESLEY  
REC.

**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:

we, Robert Wesley Carter and Maxine J. Carter

(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 Forty One Thousand Five Hundred and NO/100--

DOLLARS (\$ 41,500.00 ), with interest thereon from date at the rate of -eight and one-half- 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, 2007.

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, being known and designated as all of LOT NO. 32, Plat 2 of Hampshire Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5D at page 79, reference to said plat hereby pleaded and having, according to said plat, the following courses:

BEGINNING at an iron pin on the northerly side of Newport Drive at the joint front corner of Lots 31 and 32 and running thence with the line of said lots, N. 20-36 W. 215 feet; thence N. 66-34 E. 30 feet; thence N. 76-30 E. 130.5 feet; thence S. 12-19 E. 211 feet to an iron pin on Newport Drive; thence with Newport Drive, S. 77-57 W. 76.7 feet and S. 65-23 W. 53.8 feet to the point of beginning.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, appearing of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Bobby R. and Candice H. Posey dated this date and to be recorded herewith.

4328 RV-2