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BOOK 1347 PAGE 771

**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:

CHARLES DANIEL RIDDLE

(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 Twelve Thousand Six Hundred and no/100- - - - -

DOLLARS (\$ 12,600.00 ), 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.

August 1, 1995

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 the Community of Cleveland, at the northwestern corner of the intersection of U. S. Highway #276 and S. C. Highway #11, and being known and designated as Lot No. 1 on Plat of Property of M. L. Jarrard, prepared by W. R. Williams, Jr., dated October 18, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-W at Page 43, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway #11 at the joint corner of Lots 1 and 2 and running thence along the center line of said Highway S. 38-35 W. 168 feet to a point in the center line of U. S. Highway #276; thence along the center line of said Highway #276 N. 55-35 W. 100.5 feet to a point, thence along the joint line of Lots 1 and 2 N. 24-42 E. 108.7 feet to an iron pin; (said line running through the center line of the wall between the present store building and the post office) thence continuing along the joint line of Lots 1 and 2 N. 39-31 E. 72.9 feet to an iron pin; thence S. 47-07 E. 92 feet to a railroad spike in the line of S. C. Highway # 11; thence S. 55-35 E. 33 feet to the point of beginning, in the center of said S. C. Highway #11.

ALSO A right-of-way and easement for ingress and egress over that portion of Lot 2 lying to the northeast of said Lot 1, and being specifically that strip of Lot 2 shown on said Plat as fronting 65 feet on S. C. Highway #11 and running back in a northwesterly direction 92 feet along the rear line of Lot 1, designated on said Plat as having a course of N. 47-07 W. 92 feet. Said right-of-way and easement extends back to the rear line of Lot 2 designated on said Plat as having a course of N. 55-35 W. however, said right-of-way and easement only extends into Lot No. 2 off of S. C. Highway #11 for a depth of 92 feet. This is a non-exclusive easement and right-of-way.

Together with the Mortgagor's interest in a party wall, the Agreement for which is more fully set out in Deed recorded in Deed Book 960 at Page 73 in the RMC Office of Greenville County, S. C.

This is the same property conveyed to the Mortgagor by A. E. Cox, Jr. to be conveyed herewith.

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