

P.O. Box 485
Travelers Rest, S.C.
29690

FILED
GREENVILLE CO. S.C.

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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:

W. BAYNE BROWN AND MARY ANN S. BROWN

(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 TWENTY-NINE THOUSAND TWO HUNDRED AND NO/100THS

DOLLARS (\$ 229.73-----), with interest thereon from date at the rate of 8.75%----- 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.

FEBRUARY 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, designated as Lot No. 60 on a plat of Points North Subdivision prepared by R. B. Bruce, RLS, on November 22, 1972, recorded in the RMC Office for Greenville County in Plat Book X at Page 16, and having the following courses and distances:

BEGINNING at an iron pin on the Northwest side of Colony Road at the joint corner with Lot No. 61, and running thence N. 5-15 W. 156.2 feet to an iron pin; thence N. 7-10 E. 49.7 feet to an iron pin; thence S. 78-00 E. 250.5 feet to an iron pin; thence along Colony Road S. 50-13 W. 73 feet to an iron pin; thence S. 62-11 W. 213.2 feet to the beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of First Federal Savings and Loan Association, dated February 25th, 1977, and thereafter filed in the RMC Office for Greenville County on February 25th 1977, in Deed Book 1051 at Page 704.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 25 77
TAX
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P2 11218

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