

GREENVILLE CO. S. C.
1992 FEB 1 23 PM
COUNTY CLERK'S OFFICE
GREENVILLE

1992 FEB 23

Travelers Rest Federal Savings & Loan Association

Box 455 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:

MONTY JACK LEDFORD

(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

FIFTEEN THOUSAND and no/100 ~~fourths~~

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of eight and three- 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, 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, near Marietta, containing 49.16 acres, more or less, as shown on plat for Horace G. Ledford by J.C. Hill, dated July 28, 1959 and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Talley Bridge Road, at the corner of Jack E. Bowers and running thence S 68 E 1789.3 feet to an iron pin; thence S 27 E 1907.4 feet to a point in Middle Saluda River; thence down the river the traverse of which is N 68-30 E 462 feet, more or less, to an iron pin; thence N 27 W 1845.4 feet to an iron pin; thence N 52 W 2182.8 feet to an iron pin in the center of Talley Bridge Road; thence with the center of said road the following courses and distances: S 61-30 W 257 feet; S 53 W 125 feet; S 36 W 122 feet; S 2-20 E 447 feet; thence S 29-15 E 21 feet to the point of beginning.

This property is subject to a 50 foot right-of-way to the City of Greenville in deed book 625, page 269 and a road right-of-way in deed book LLL, page 341.

This is the same property conveyed to me by Theresa Ledford Heath Sanders August 13, 1975 in deed book 1022, page 642 and by deed of Carmi Ledford, Jr., et al, as trustees to be recorded of even date herewith.

DOCUMENTARY STAMP TAX \$ 06.00
FEB 1992

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