

Oct 15 3 22 PM '69

OLLIE FARNSWORTH
R.M.C.

BOOK 1139 PAGE 409

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

BEN FRANK PRITCHETT

(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 **SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100ths--**

DOLLARS (\$ **17,500.00**), with interest thereon from date at the rate of **EIGHT (8%)** 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.

MARCH 3, 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, at Marietta, South Carolina as shown on plat of Ben F. Pritchett made by Terry T. Dill, dated August 26, 1969, and recorded in the R. M. C. Office for Greenville County in Plat Book 4C, page 99, and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northern side of Southerlin Road, also known as Laws Chapel Road, at the corner of Mayfield and running thence N 10-40 W 455.8 feet to an iron pin; thence along Ayers S 48-30 W 213 feet to an iron pin; thence S 30-0 E 364.8 feet along a proposed road to it's northeastern intersection with Southerlin Road; thence N 81-38 E 62 feet to the point of beginning.

Together with any and all rights to use, in a nature of a public road the 50 foot strip and 36 foot turn-around, being designated on said plat as a proposed road, as long as said property is owned by Ben F. Pritchett, his Heirs and Assigns, with the exception that if said 50 foot strip is deeded and accepted by the County of Greenville or any other government agency for road purposes, then the mortgage lien shall not attach thereto but shall be released in favor of said government agency, automatically.

This is a portion of the property conveyed to me in Dead Book 496, page 200.

Reference should also be made to plat book 4C, page 99, and plat book 4C, page 101.