

FILED
GREENVILLE CO. S. C.

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BOOK 1140 PAGE 579

OLLIE FARNSWORTH
R. M. C.

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:

FLOYD C. SMITH

(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

FOUR THOUSAND SEVEN HUNDRED AND NO/100ths-----

DOLLARS (\$ **4,750.00**), 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.

OCTOBER 3, 1979

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 **Travelers Rest, S. C.**, known as **Lot 10** and a portion of **Lot 33** on plat of **Meadowbrook Farms**, recorded in plat book **M**, at page **105**, as shown on a recent plat of **Floyd C. Smith**, recorded in Plat Book **DDD**, at page **19**, and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of the Old Geer Highway at the corner of Lot 11, and running thence **N 45-15 E 355.8 feet** to an iron pin; thence **N 44-19 W 65 feet** to an iron pin; thence **N 35-50 E 89 feet** to an iron pin; thence **S 44 E 231.3 feet** to an iron pin; thence **S 57-45 W 88 feet** to an iron pin; thence **N 44-19 W 68 feet** to an iron pin; thence along the line of Lot 9 **S 45-15 W 355.8 feet** to an iron pin; thence along said highway **N 44-19 W 65 feet** to the point of beginning and being the same conveyed to me in Deed Book 720, at page 422.

ALSO, All of that lot of land in the County of Greenville at Travelers Rest, S. C., known as a portion of Lot 33 on plat of Meadowbrook Farms recorded in the R.M.C. Office for Greenville County in Plat Book M, page 105, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sullivan Road at the corner of Lot 32 and running thence **S 57-45 W 500 feet**; thence along property of Floyd C. Smith, shown in plat book **DDD**, page **19**, **N 44 W 231.3 feet** to an iron pin; thence **N 37-E 69.6 feet** to an iron pin; thence **N 37 E 154 feet** to an iron pin on the branch; thence along said branch along the line of Lot 34 **N 69-15 E 246 feet** to an iron pin; thence **S 89 E 171 feet** to an iron pin in Sullivan Road; thence **S 31-47 E 161 feet** along said road to the point of beginning and being the same conveyed to me by deed of Lena Mae Meece to be recorded of even date herewith.