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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. H. 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:

RICHARD E. COCHRAN, SR.

(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 **TEN THOUSAND AND NO/100ths**-----

DOLLARS (\$ **10,000.00**), 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 15, 1989

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 e**, in **Bates Township**, just outside of the Town limits of Travelers, Rest, S. C., on the western side of U. S. Highway 25 and being a portion of the tract lotted to Curtis L. Coleman in the partition of the Henry E. Coleman Estate as shown in Plat Book W at page 23, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Bowers on the new right-of-way for U. S. Highway 25, and running thence along the western side of said Highway right-of-way, approximately N 28-30 E 240 feet, more or less, to an iron pin in the line of the tract set off to Fannie M. Coleman in Deed Book 390, at page 145; thence N 56-55 W 351 feet, more or less, to a point in the center of Coleman Road; thence along the center of Coleman Road, S 5-45 E 300 feet to an iron pin; thence S 7-30 W 61 feet, more or less, to a point at the corner of property of Bowers; thence along the line in an easterly direction, 140 feet, more or less, to the point of beginning, and being the same conveyed to me by deed of Maxine B. Coleman, Charles L. Coleman, Kenneth C. Coleman, Wayne F. Coleman and Joyce T. Tate to be recorded of even date herewith.