

MAR 30 3 06 PM '70

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:

GILBERT W. AND BRENDA B. FAIRBANKS

(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-THREE THOUSAND THREE HUNDRED AND NO/100THS**-----

DOLLARS (\$ 23,300.00), 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 15, 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 or advance made to or for his account by the Mortgagee and also in consideration of the fact that the sum of Three Dollars (\$3.00) to the Mortgagor in hand and truly paid by the Mortgagee at and before the making 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**, in the **Berea** area, known as **Lot No. 30 on Section V, Richmond Hills**, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book **WWW**, page **38**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Konharock Circle at the corner of Lot No. 29, and running thence **S 1-55 E 150** feet to an iron pin; thence **S 88-05 W 100** feet to an iron pin; thence **N 1-55 W 150** feet to an iron pin; thence **N 88-05 E 100** feet to the point of beginning and being subject to restrictions in Deed Book **855**, page **47**, and being the same conveyed to us by deed of Leon Moody to be recorded of even date herewith.