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GREENVILLE: CO. S. C.

BOOK 1188 PAGE 574

APR 30 3 07 PM '71

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:

ROY F. JOHNSON

(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 **EIGHTEEN THOUSAND AND NO/100THS**-----

DOLLARS (\$ **18,000.00**), with interest thereon from date at the rate of **7-1/2%** 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.

**AUGUST 1, 1996**

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**, in **O'Neal Township**, being a portion of the **David Styles Estate** shown in Plat Book 00, at page 370, and having, according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin in the center of Sacha Lane at the corner of Kenneth L. Stone, et al, and T. Max Lawton, and running thence along the center of said Lane, N 63-15 W 210 feet to an iron pin; thence N 43-30 E 135 feet to the joint corner of Lots 1 and 2 as shown in Plat Book 4-I, page 3; thence S 46-30 E 34.35 feet to an iron pin; thence with the curve on the northern side of Sacha Lane, the chord of which is S 88-29 E 94.2 feet to an iron pin; thence N 43-30 E 145.7 feet to an iron pin; thence N 46-30 W 104.35 feet to an iron pin; thence N 43-30 E 90.5 feet to an iron pin; thence S 63-00 E 424 feet to an iron pin; thence N 48-00 E 92.5 feet to an iron pin in Tanvat Branch; thence along said branch, the following traverses and distances, to-wit: S 41-00 W 205 feet; S 9-35 W 185 feet; S 11-15 E 400 feet to an iron pin; thence along T. Max Lawton, N 65-00 W 851.4 feet to an iron pin; thence N 34-45 W 135 feet to the point of beginning.

This is a portion of the property conveyed to me in Deed Book 828, at page 556, and Deed Book 841, page 502. See also Deed Book 849, pages 181, 190, 191, 194, 195, and 196. The original tract contained 9.25 acres and 0.45 acres was conveyed away in Deed Book 907, page 451, leaving 8.8 acres, more or less.