

GREENVILLE CO. S. C.

MAY 17 4 03 PM '71

BOOK 1191 PAGE 364

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:

DAVID A. PERRY

(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 **FOURTEEN THOUSAND FIVE HUNDRED AND NO/100THS--**

DOLLARS (\$ 14,500.00), with interest thereon from date at the rate of **7-3/4%** 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.

MAY 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**, containing **19.35 acres, more or less**, as shown on plat of the Perry Estate recorded in the R. M. C. Office for Greenville County in Plat Book 4-G, at page 101, and having the following mates and bounds, to-wit:

BEGINNING at an iron pin³ in the center of Little Texas Road, which iron pin is situate 1094.6 feet South of the intersection of Bridwell Road, and running thence **N 89-26 W 838.7 feet** to an iron pin; thence **S 21-36 W 491 feet** to an iron pin; thence **S 22-05 W 262.5 feet** to an iron pin; thence **S 70-32 E 1156 feet** to a point in the center of Little Texas Road; thence **N 2-10 E 124 feet** to an iron pin; thence **N 88 W 201.7 feet** to an iron pin; thence **N 2 E 216 feet** to an iron pin; thence **S 88 E 201.7 feet** to an iron pin in the center of Little Texas Road; thence along the center of said Road, **N 2-10 E 500 feet** to an iron pin; thence **N 1-38 E 222.7 feet** to the point of beginning.

The above description comprises 20 acres conveyed to R. T. Perry in Deed Book 399, at page 420, less an acre conveyed by him to David A. Perry in Deed Book 561, at page 471. Robert Tilman Perry died intestate June 22, 1967, as will appear in Apartment 997, File 1, leaving his widow, Lethia Irene Perry, who has since married a Hayes; a son, David A. Perry; and a daughter, Mary Josephine P. Knight. The balance of this property, containing 2.25 acres, was conveyed to Lethia C. Hayes, Josephine P. Knight and David A. Perry by the Drummonds in Deed Book 984, at pages 61 and 77. The above description excludes the 1 acre originally conveyed to David A. Perry in Deed Book 561, page 471, and based on the language of said deed, said above description was prepared but said description includes all of that originally conveyed to R. T. Perry less the 1 acre to David A. Perry. Lethia C. Hayes and Josephine P. Knight conveyed their interest unto the Mortgagor by deed to be recorded of even date herewith.