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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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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: Charles H. Cox

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(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 Two Hundred and NO/100

DOLLARS (\$ 23,200.00), with interest thereon from date at the rate of nine 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.

December 1, 2006

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, containing 0.96 acres, more or less, and being shown and designated as Tract No. 1 on that certain plat of Carolina Surveying & Engineering Company, dated April 29, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-Q at Page 75, and having, the following metes and bounds, to-wit:

Beginning at a point on E. Butler Road (formerly Mauldin-Pelham Road) and running in a southerly direction for a distance of 43.0 feet to an iron marker; thence in a southeasterly direction for a distance of 262.6 feet to an iron marker; thence in a northeasterly direction for a distance of 319.9 feet to an iron marker on the right-of-way of the road; thence along the right-of-way of E. Butler Road for a distance of 135.9 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from Claude M. Cox, Helen C. Garabedian, J. Lewis Cox, William M. Cox and Lawrence M. Cox recorded in the RMC Office for Greenville County in Deed Book 944 at Page 161 on May 22, 1972.

The mailing address of the Mortgagee herein is P. O. Box 455, Travelers Rest, S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
TAX
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