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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

BOOK 1136 PAGE 591

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:

JOHN H. AND EMILY N. SANDERS

(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 **Fifteen Thousand Three Hundred Fifty Dollars and 00/100**

DOLLARS (\$15,350.00), with interest thereon from date at the rate of **Eight** 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.

JANUARY 3, 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 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, State of South Carolina, in Bates Township, containing 1.53 acres, more or less, according to plat of Terry T. Dill dated February 26, 1969 and recorded in the R.M.C. office in plat book \_\_\_\_\_ page \_\_\_\_\_, and having according to said plat the following metes and bounds, to-wit:

BEGINNING: on an iron pin in the center of Bates Road, at the corner of property of Eva H. Smith and Stanley R. Guest, which road runs between the Pumpkintown Road and the Pickens Road, and running thence along the line of Smith N 54-56 W 458 feet to an iron pin; thence along Fred Ash N 27-11 E 142 feet to an iron pin; thence along Ash S 65-49 E 300 feet to a point in the center of said road; thence along the center of Bates Road S 7-52 E 269.5 feet to the point of beginning, and being the same conveyed to us in deed book 866, page 462.