

GREENVILLE CO. S. C.

OCT 15 1 24 PM '71

BOOK 1210 PAGE 258

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:

GEORGE B. PETERSON

(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 Nineteen Thousand Five Hundred and no/100ths

DOLLARS (\$19,500.00), 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.

October 1, 1987

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, on the eastern side of U.S. Highway No. 25 in the Town of Travelers Rest, South Carolina and being known and designated as Lot Nos. 2 & 8 in a subdivision of properties of John Peterson and Lynell Peterson as shown by a survey made in January, 1955, and a revision of the lots dated 1958, both by Terry T. Dill, R.L.S. and a plat of same being recorded in the R.M.C. Office for Greenville County in Plat Book GGG at Page 37 said plat being incorporated herein by reference hereto and made a part hereof, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway No. 25 at the joint front corner of Lot Nos. 3 and 2 and running thence S 36-35 E 200 feet to an iron pin, joint rear corner of Lot Nos. 2 and 8; thence N 53-25 E 90 feet to an iron pin, joint rear corner of Lot Nos. 2 and 9; thence N 36-35 W 200 feet to an iron pin on the eastern side of U.S. Highway 25; thence S 53-25 W 90 feet along the eastern side of U.S. Highway 25 to the point of beginning.

ALSO: BEGINNING at an iron pin on the western side of Thomas Drive joint front corner of Lot Nos. 8 and 9 and running thence N 36-35 W 117.7 feet to an iron pin; thence S 53-25 W 90 feet to an iron pin; thence S 36-35 E 125 feet to an iron pin on the western side of Thomas Drive; thence along Thomas Drive N 48-15 E 90 feet to the point of beginning.

See also plat Book PP, page 85.

This being same conveyed to me in Deed Book 790 at page 366.