FILED GREENVILLE CO. S. C.

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Travelers Rest Federal Savings & Loan Association
Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA-- STATE OF GREENVILLE

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH M. KEE, JR., AND SUSAN B. KEE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAV-INGS 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-SEVEN THOUSAND AND NO/100THS------

DOLLARS (\$ 27,000.00), 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.

AUGUST 1, 1997

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, known as Lot No. 16 and parts of Lots 15 and 17, as shown on plat of PINEHURST recorded in the R. M. C. Office for Greenville County in Plat Book PP, at page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Perry Road in the center of Lot No. 15, which iron pin is situate 40 feet West of the corner of Lot No. 14, and running thence S 10-05 E 150 feet, more or less, to an iron pin in the rear line of Lot No. 15; thence S 86-00 W 160.025 feet to an iron pin in the rear line of Lot No. 17; thence N 10-05 W 125 feet, more or less, to a point in the center of the front line of Lot No. 17 on the southern side of Perry Road; thence with said Road, N 74-38 E 40 feet to an iron pin; thence with said Road, N 76-12 E 120 feet to the point of beginning and being the same conveyed to us by Robert F. and Martha W. Calhoun by deed to be recorded of even date herewith.