GREENVILLE CO. S. C. C. C. 23 12 54 PH 178 GCHNIE S. TANKERSLEY R.M.C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE | ss: |
|----------------------------------------------|-----|
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December 1, 1981.

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## MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

| TO ALL WHOM THESE PRESENTS MAY CONCERN:                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Harvey C. Watson                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                |
| (hereinafter referred to as Mortgagor) SEND(S) GREETING:                                                                                                                                                                                                                                       |
| WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAV-<br>INGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as<br>evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated |
| herein by reference, in the sum of Eight Thousand Five Hundred and no/100                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                |
| DOLLARS (\$ 8.500.00), with interest thereon from date at the rate of Nine (9%) 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                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                |

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 5 acres, more or less, and being a portion of Lots 29, 30 and 31 of the Subdivision of Riverside Farms as shown in Plat Book K, at Page 100, and being further shown on a plat entitled "Property of K. E. Pressley", dated May 20, 1937, by C. M. Hunter and having the following metes and bounds, to wit:

Edgemont Avenue at the joint front corner of Lot No. 30 and 31 and running thence along Edgemont Avenue S 63-45 E 75 feet to an iron pin; thence along the property of Larry Pressley, now or formerly, N 25-15 E 150 feet to an iron pin; thence S 63-45 E 75 feet to an iron pin; thence N 25-15 E 310 feet to an iron pin; thence along the rear lines of Lots 36 and 37 N 53-15 W 450 feet to an iron pin; thence S 29-10 W 546 feet to an iron pin on the northern side of Edgemont Avenue; thence S 58-30 E 65 feet to an iron pin; thence with said avenue S 63-45 E 250 feet to the point of beginning and being the same property conveyed to the mortgagor herein by deed of Herbert M. Mull recorded May 19, 1967 in Deed Book 820 at Page 95.

JA BOX WENDARY 30.40

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