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BOOK 1130 PAGE 635

OLLIE FARNSWORTH  
R. M. C.

## Travelers Rest Federal Savings &amp; 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:

**Furman Burgess Builders, Inc.**

(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 **Ten Thousand Five Hundred and No/100ths--**

DOLLARS (\$ **10,500.00** ), with interest thereon from date at the rate of **7-3/4** 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.

June 15, 1994

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 Mortgagee 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, lying and being on the western side of Buckhorn Road near Paris Mountain, being shown and designated as Lot No. 23 on a plat of Imperial Hills, made by C. C. Jones, C. E., dated August 1964 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at page 35, and having according to said plat the following metes and bounds, to wit;**

BEGINNING at an iron pin on the western side of Buckhorn Road at the joint front corner of Lots Nos. 22 and 23 and running thence along the common line of said lots, S 69-46 W 157.8 feet to an iron pin; thence along the rear lines of Lots Nos. 17 and 18 S 18-02 E 100 feet to an iron pin; thence along the common line of Lots 23 and 24 N 66-10 E 167.9 feet to an iron pin on Buckhorn Road; thence along the western side of Buckhorn Road N 24-16 W 90 feet to an iron pin at the beginning corner.

The above described property is hereby conveyed subject to rights of way, easements, building setback lines and restrictive covenants applicable to Imperial Hill of public record and shown on the aforementioned plat.

This is the same property conveyed to Furman Burgess Builders, Inc. by Eugene Rackley by deed to be recorded of even date herewith.