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BOOK 1140 PAGE 455

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:

RONALD W. JOHNSTON AND DORIS M. JOHNSTON

(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 **EIGHTEEN THOUSAND AND NO/100THS-----**

DOLLARS (\$ **18,000.00**), 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.

NOVEMBER 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 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, near **Travelers Rest, South Carolina, known as lots 15 and 23 on plat of Echo Hills recorded in the R. M. C. Office for Greenville County in Plat Book FFF, page 163, and having, according to said plat the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the Northwestern side of McAlister Circle at the corner of Lot 16 and running thence N 69-05 W 150 feet to an iron pin; thence N 7-58 E 42 feet to an iron pin; thence S 75-12 W 155.2 feet to the front corner of Lot 22 on the eastern side of McAlister Circle; thence following McAlister Circle along its courses and distances and traverses as follows: S 12-06 E 45 feet to an iron pin; S 37-47 E 82.2 feet to an iron pin; thence S 69-05 E 167 feet to an iron pin; thence N 65-55 E 35.3 feet to an iron pin; thence N 20-55 E 105 feet to the point of beginning and being a portion of that conveyed to us in Deed Book 831, page 521, and Deed Book 129, page 564.