

OCT 30 3 22 PM '69

OLLIE FARNSWORTH

R. H. 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:

F. RICHARD THOENNES

(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

TWENTY THOUSAND AND NO/100THS

DOLLARS (\$20,000.00), 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.

APRIL 3, 1995

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, State of South Carolina, on the southern side of View Drive, and more fully described as follows:**

BEGINNING at an iron pin on the southerly side of View Drive at the joint front corner of property herein conveyed and property conveyed by Homer Styles to Freda M. O'Loughlin by deed recorded in Deed Book 862, at page 614, and running thence with the common line of said property S 2-0 W 261.2 feet to an iron pin; thence S 19-45 E 50 feet to an iron pin; thence N 70-15 E 150 feet to an iron pin; thence N 2-32 E 245.3 feet to an iron pin on the southerly side of View Drive; thence with said Drive N 86-24 W 115 feet to an iron pin, the point of beginning, and being the same conveyed to me by deed of T. Walter Brashier to be recorded of even date herewith.

The property conveyed herewith is subject to the following restrictions:

1. The property shall be used for residential purposes only, and there shall be permitted to be constructed thereon one two-unit duplex apartment.
2. The duplex apartment shall be built at least 35 feet from the front lot line.