

Nov 10 2 16 PM '09

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:

HARRY O. HILL

(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 Five Thousand Dollars and No Cents**

DOLLARS (\$ 25,000.00), 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.

MAY 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**, in **O'Neal Township**, containing **58 acres, more or less**, according to plat made by **J. H. Atkins**, July 10, 1931, and having the following metes and bounds, to-wit:

BEGINNING at a point at the confluence of Beaverdam Creek and Wolf's Creek and running thence in a westerly direction up Beaverdam Creek, 765 feet and 980 feet; thence S. 0-11 W. 2,813 feet to an iron pin; thence S. 87-15 E., 348 feet to a point in Wolf's Creek; thence along the meanders of Wolf's Creek in a northeasterly direction, 1,030 feet; thence in a northeasterly direction approximately 400 feet; thence continuing in a northeasterly direction, 1,150 feet, more or less, to the point of beginning. This is the same property conveyed to me as a 15 acre tract in deed book 591 at page 61, and as a 43. acre tract in deed book 513 at page 108.

ALSO: All that lot of land, County of Greenville, State of South Carolina in O'Neal Township containing 25 acres, more or less, according to plat by J. H. Atkins dated July 7, 1931, and being on the waters of Beaver Dam Creek and having the metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Harry O. Hill and Jonah Smith and running thence along Hill N. 0-11 E. 2813 feet to a point in Beaver Creek; thence along the property of Etta J. and R. R. Hindman and Charles I. and Eunice Hodgens S. 16-48 W. 2795 feet to an iron pin; thence along Smith S. 86-32 E. 800 feet to the point of beginning. This tract is triangular in shape and is situate approximately 1200 to 1500 feet North of Darby Road and State Park Road. This is the property conveyed to me by deed book 752, page 553.