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GREENVILLE CO. S. C.

BOOK 1147 PAGE 549

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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:

**JESS L. AND BETTY W. NIX**

(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 EIGHT HUNDRED AND NO/100ths---**

**DOLLARS (\$ 18,800.00 )**, 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.

**JANUARY 15, 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 making 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**, being shown as **Lot 24** on plat of **Springfield**, plat of which is recorded in the **R. M. C. Office for Greenville County in Plat Book XX, page 111**, and having, according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the southerly side of Blue Ridge Drive at the joint front corner of Lots 24 and 25 and running thence with the line of said lots, **S 8-30 W 190 feet**; thence **N 75-03 W 126 feet** to a point on Benson Drive; thence with Benson Drive **N 8 E 150 feet** to curve at the intersection of Benson Drive and Blue Ridge Drive; thence with said curve ( the chord of which is **N 53 E**) **35.3 feet** to an iron pin on Blue Ridge Drive; thence with Blue Ridge Drive **S 82 E 100 feet** to the point of beginning and being same conveyed to me by deed of Kenneth Garland to be recorded of even date herewith.