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BOOK 1159 PAGE 245

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:

ARTHUR L CODY, JR., AND MARGARET H. CODY

(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 **FIFTEEN THOUSAND SEVEN HUNDRED AND NO/100ths--**

DOLLARS (\$ **15,700.00**), 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 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**, shown as a portion of Lot 11 on plat of **S. Perry Hester Estate** recorded in the **R. M. C. Office for Greenville County in Plat Book QQQ, at page 33,** and being shown on a plat entitled "**Arthur L. Cody, Jr., and Margaret Eugenia Hester Cody**" recorded in Plat Book 4-E, page 73, and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the 50 foot turn around of Hester Drive (which drive was deeded to the County in Deed Book 892, page 415, as shown in Plat Book 4-E, page 67) and running thence S 3-29 W 161.6 feet to an iron pin; thence N 75-10 E 196.7 feet to an iron pin; thence N 44-15 W 182.2 feet to an iron pin on the southeastern side of the 50 foot turn around on Hester Drive; thence with said turn around, the chord of which is S 51-27 W 30 feet to an iron pin; thence continuing with said turn around S 88-27 W 30 feet to the point of beginning. This is the same property conveyed to us by deed of **E. E. Hester** who obtained the property in Deed Book 815, page 200, which deed to us is to be recorded of even date herewith.