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GREENVILLE CO. S. C.

BOOK 1165 PAGE 459

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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:

CURTIS L. DRUMMOND

(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 ONE THOUSAND FIVE HUNDRED AND NO/100THS-----

DOLLARS (\$ 1,500.00), 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.

AUGUST 15, 1980

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 Bates Township, containing 8.11 acres, more or less, as shown on plat entitled "Estate of B. F. Drummond, by Terry T. Dill, recorded in the R. M. C. Office for Greenville County in Plat Book QQQ, at page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Little Texas Road, 775 feet south of the intersection of Bridwell Road, at the corner of property of R. T. Perry, and running thence S 77-12 W 872 feet to an iron pin; thence with R. F. Solley N 22-52 E 311 feet to an iron pin; thence N 8-15 E 233 feet to an iron pin; thence N 53-30 E 117 feet to an iron pin; thence with W. Grady Neely N 23-30 E 156.6 feet to an iron pin; thence S 71-22 E 354 feet to an iron pin; thence S 18-38 W 150 feet to an iron pin; thence S 71-22 E 300 feet to an iron pin on the western side of Little Texas Road; thence with said Road S 9-34 W 189 feet to the point of beginning and being the same conveyed to me in Deed Book 821, at page 281.

There is a mortgage executed by Curtis L. Drummond to Travelers Rest Federal Savings and Loan Association in the sum of \$15,000.00 dated June 7, 1967, recorded in Mortgage Book 1060, at page 79. These two mortgages shall be of equal rank. A default under either mortgage will constitute a default under both mortgages.