

GREENVILLE, S. C.
DEC 3 2 40 PM '70

BOOK 1174 PAGE 303

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:

JOSEPH E. SHAW, JR.

(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 **NINE THOUSAND AND NO/100THS**

DOLLARS (\$ 9,000.00), 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.

DECEMBER 1, 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, on the southern side of U. S. Highway No. 276 (Geer Highway) and containing 1.3 acres as shown on plat of Harry C. Vaughn prepared by C. C. Jones dated January 27, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III, page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of U. S. Highway No. 276 in the center of a branch at a culvert and running thence down the center of said branch as the line, the traverse courses and distances being as follows: S8-50W 90 feet to a point and S33-10E130 feet, more or less, to a point in the center of South Saluda River; thence along the center of said river as the line in a southwesterly direction, the traverse courses and distances being as follows: N76-40W 45 feet to an iron pin; thence S71-40W 275 feet to an iron pin; thence leaving the center of said river, and running N19-10E 318 feet to an iron pin on the southern side of U. S. Highway No. 276; thence along said highway S80-30E 165 feet to the point of beginning and being the same conveyed to me in deed Book 797, page 539. ALSO: ALL that lot of land situate, lying and being on the northwest side of a county road, leading from the Geer Highway to Blythe Shoals, in Cleveland Township, in Greenville County, South Carolina, being shown as a portion of Lot No. 86 on plat of property of Rena Rice Geer, made by Dalton and Neves, Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book "k", page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of said county road, in the front line of Lot 86 on said plat, said pin being 28.4 feet in a northeasterly direction from the joint front corner of Lots 85 and 86, and running thence through Lot 86 N46-49W 83.3 feet to a point in center of Saluda

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