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GREENVILLE, CO. S. C.

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OLLIE FARNSWORTH

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:

CAROL R. OWENS AND PATRICIA U. OWENS

(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 **TWELVE THOUSAND AND NO/100THS-----**

DOLLARS (\$12,000.00), with interest thereon from date at the rate of **7-1/2%** 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.

APRIL 1, 1991

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**, being shown and designated as **Lot No. 49 of Grand View Heights**, plat of which is recorded in **Plat Book EE, page 199**, and having the following metes and bounds, to-wit:

BEGINNING at a point on **Grand View Circle**, joint front corner of **Lots Nos. 48 and 49**, and running thence with said line of said lots, **N 13-35 W 200 feet** to an iron pin; thence **S 70-15 W 100 feet** to an iron pin; thence **S 15-35 E 200 feet** to an iron pin on **Grand View Circle**; thence with **Grand View Circle, N 70-15 E 100 feet** to the point of beginning and being the same conveyed to us in **Deed Book 630, page 343**.

ALSO: ALL of that lot of land in the County of **Greenville**, State of **South Carolina**, in **Bates Township**, in the Town of **Travelers Rest, S. C.**, containing **2.6 acres**, more or less, and being a portion of **Grand View Heights, Section II**, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of **View Drive** at the corner of **Lot No. 50**, as shown on plat of **Grand View Heights** in **Plat Book EE, page 199**, and running thence along said Drive the following courses and distances, to-wit: **N 1-35 E 100 feet** to an iron pin; **N 37-10 E 100 feet** to an iron pin; **N 43-56 E 100 feet** to an iron pin; **N 34-22 E 115 feet** to an iron pin; **N 34-22 E 121.7 feet** to an iron pin at the curved intersection of **View Drive Circle**; thence along said intersection, **N 66-47 E 42 feet** to an iron pin; thence **S 80-49 E 125 feet** to an iron pin at the corner of **Thoannes**; thence **S 12 W 261.2 feet** to an iron pin; thence **S 19-45 E 50 feet** to an iron pin; thence **S 70-15 W 415 feet** to the point of beginning and being the same property conveyed to us by deed of **Freda M. O'Loughlin** to be recorded of even date herewith.