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GREENVILLE, CO. S. C.

BOOK 1192 PAGE 512

MAY 27 3 25 PM '71

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:

J. C. TIMMONS

(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 THIRTEEN THOUSAND EIGHT HUNDRED AND NO/100THS---

DOLLARS (\$ 13,800.00), with interest thereon from date at the rate of 7-3/4% 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.

OCTOBER 1, 1996

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, at Marietta, S. C., shown as Lots Nos. 12 and 13 on plat of Property of J. C. Jarrard recorded in the R. M. C. Office for Greenville County in Plat Book ZZ, at page 104, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bates Road at the joint front corner of Lots 12 and 13, and running thence N 4-20 W 75 feet to an iron pin; thence along the curve of the intersection of Bates Road and Ashe Court, the traverse of which is in a northeasterly direction, 34.8 feet to an iron pin; thence along the southern side of Ashe Court, N 84-34 E 80 feet to an iron pin; thence along the curve of Ashe Court, the traverse of which is in a southeasterly direction a distance of approximately 85 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence continuing with said curve of said Court, the traverse of which is S 16 W 42 feet to an iron pin; thence with the southeastern side of said Court, S 31-30 W 150 feet to an iron pin; thence along the curved intersection of Ashe Court and Bates Road, the traverse being in a westerly direction, 35 feet, more or less, to an iron pin on the eastern side of Bates Road; thence with said Road, N 7-18 W 143 feet to the point of beginning and being the same conveyed to me by deed of John C. Jarrard, dated April 15, 1971, to be recorded of even date herewith.