

GREENVILLE, CO. S. C.

SEP 7 3 16 PM '71

BOOK 1205 PAGE 511

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:

WILLIAM EDWARD BLACK, JR. & BERNICE C. BLACK

(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 **Fourteen Thousand and No/100ths**

DOLLARS (\$ 14,000.00), 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.

September 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 O'Neal Township, located on the southern side of McElhaney Road (Jackson Grove Road), a short distance above Little Texas Road, containing 1.97 acres and being a portion of the property of W. E. Black, and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin at the corner of the property of W. E. Black and running thence S. 23-20 W. 212 feet to an iron pin; thence S. 80 E. 329 feet to an iron pin; thence N. 11-15 E. along the said road 284.7 feet to the point of beginning.

This property was originally conveyed as 10 acres to W. E. Black in Deed Book 201 at page 73. W. E. Black conveyed 1.46 acres to W. E. Black, Jr. in Deed Book 296 at page 426. W. E. Black, Jr. and W. Edward Black are one and the same person. M. D. Styles conveyed to W. Edward Black and Bernice C. Black $\frac{1}{2}$ acre in Deed Book 714 at Page 484.