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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1211 PAGE 340

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 T. COSTER and RUBY E. COSTER

(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 Four Thousand Four Hundred and no/100ths --

DOLLARS (\$ 4,400.00), 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 sooner¹ paid, shall be due and payable.

October 1, 1975

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, O'Neal Township, containing 3.25 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a county road leading off of the Old Buncombe Road approximately 245 feet north thereof and running thence with said road, N 14-20 E, 255 feet to an iron pin; thence N 24 E, 162 feet to a point in said road; thence N 36 E, 249 feet to a point in said road; thence along the property of Mollie E. Neves, S 43-15 E, 128 feet to an iron pin; thence S 7-15 W, 522 feet to an iron pin; thence S 59 W, 116 feet to an iron pin; thence N 71-40 W, 212 feet to the point of beginning in said road in the line of Sloan B. Duncan, and being the same property conveyed to us in deed book 657 at page 260.