

GREENVILLE CO. S. C.

Nov 11 3 13 PM '71

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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 C. BROOKS and JAMES R. HIGHTOWER

(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 Fifteen Thousand and no/100ths ---

DOLLARS (\$15,000.00), 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.

April 1, 1997

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 Marietta, shown as a portion of tract 7 on plat of Daisy B. Cleveland in Plat Book "M", page 7, and shown as tracts 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 28 on plat of Daisy B. Cleveland recorded in Plat Book SSS, page 466, and having according to the last plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Mays Avenue at the corner of lot 29, which iron pin is situate 150.4 feet N 47-15 W from the northwestern side of Mill Road (a county road which may have been widened) and running thence along the northeastern side of Mays Avenue N 47-15 W 51.1 feet to an iron pin; thence N 22-56 E 156.7 feet to an iron pin; thence N 47-15 W 269.3 feet along Maddox to an iron pin; thence along the Marietta First Baptist Church N 25-12 E 142.2 feet to an iron pin; thence along the rear of lots 1, 2 and 3 S 50-14 W 190.3 feet to an iron pin; thence S 46 E 134 feet to an iron pin; thence S 47-30 W 75 feet to an iron pin at the corner of 23, 24, 27 and 28; thence S 46 E 116 feet to an iron pin; thence S 47-30 W 213.4 feet to the point of beginning.