

JUN 2 1 10 PM '77
GREENVILLE, S. C.
OLLIE FARNSWORTH
R. M. O.

1236

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. KENNETH BOWEN and EDNA K. BOWEN

(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 Six Thousand Five Hundred and no/100ths

DOLLARS (\$5,500.00), 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

June 1, 1987

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 Cleveland Township near River Falls, being composed of four tracts of land, Lot No. 28 on plat of Cool River Heights recorded in the RMC Office for Greenville County in Plat Book 8 at page 5; 0.26 acres on plat of Edna Y. Moon recorded in the RMC Office for Greenville County in Plat Book FF at page 395; 1.2 acres recorded in the RMC Office for Greenville County in Plat Book 4-B at page 43, and a tract of land according to plat of Margie Wilson Varner made by J. C. Hill dated December 17, 1955, and having in the aggregate the following acres and bounds, to-wit:

BEGINNING at an iron pin in the center of Middle Saluda River at a point just west of a wooden bridge and running thence along the center of said river as the line 138 feet, more or less, to an iron pin; thence N 33-45 E 55 feet to an iron pin in the rear corner of Lot 29 of Cool River Heights; thence N 39 E 75 feet to an iron pin at the joint corner of Lots 28 & 29; thence along the line of Lot 29 N 49-30 W 299.5 feet to an iron pin; thence N 53-02 E 113 feet to an iron pin; thence N 56-14 E 140 feet to an iron pin; thence S 88-13 E 188 feet to an iron pin; thence S 14-38 W 233.5 feet to an iron pin; thence S 13-30 W 78 feet to an iron pin; thence S 41 W 97.2 feet to a point in the center of River Drive; thence along the center of River Drive S 32-40 E 17.8 feet to an iron pin; thence along the center of said Drive S 46-30 E 52 feet to an iron pin; thence along the County Road west of the bridge S 23 W 51 feet, more or less, to the point of beginning, and being the same conveyed to us by deed to be recorded of even date herewith.