

GREENVILLE CO. S. C.

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BOOK 1237 PAGE 95

OLLIE FARNSWORTH
R. H. 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:

Albert J. Kelley

(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 **Eight Thousand and no/100ths** -----

DOLLARS (\$8,000.00 _____), 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.

June 1, 1982

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 at River Falls, located on the northern side of the Middle Saluda River according to plat of J. C. Hill, dated February 16, 1967 and recorded in the RMC Office for Greenville County in Plat Book VVV, page 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the river, which iron pin is situate approximately 82 feet from the bridge over the river, and running thence N 23-05 E 56.2 feet to the southeastern side of a private road; thence along said private road, N 69-20 E 179.1 feet; thence S 53-20 E 77.4 feet; thence S 32-10 W 200 feet to a point in the center of the Middle Saluda River; thence up the center of the river in a northwesterly direction, 170 feet, more or less, to the point of beginning, and being the same conveyed to me by deed of Robert T. and Marlene R. Severson dated November 10, 1967 in Deed Book 832 at page 509.

ALSO: ALL of that lot of land in the County of Greenville, State of South Carolina, in Cleveland Township, at River Falls, adjoining the above and located on the northern side of the Saluda River, according to a plat entitled Bob Severson recorded in the RMC Office for Greenville County in Plat Book MMM at page 137 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Varner on an unnamed road and running thence along the center of said road, N 69-20 E 136.1 feet along the above described property; thence N 23 E 7.5 feet; thence N 7 E 80.7 feet; thence N 32-45 E 62 feet; thence N 60 W 72.2 feet to an iron pin on the road at the corner of Varner; thence S 31-10 W 64.7 feet; thence S 53-30 W 81.7 feet; thence S 5-40 W 118.8 feet to the beginning, and being the same conveyed to me in Deed Book 832 at page 509.