

GREENVILLE CO. S.C.

AUG 7 3 13 PM '72

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ELIZABETH RIDDLE  
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:

**CHARLES LELAND RODGERS, JR.**

(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 EIGHT HUNDRED AND NO/100THS-----

DOLLARS (\$14,800.00), 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.

AUGUST 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 Bates Township, composed of the following tracts, and having the following metes and bounds, to-wit:

**1.45 ACRES:** BEGINNING at a point at the original corner of Porter, Springfield and Henderson, and running thence along Old Blythe Road, S 7-05 W 231 feet to an iron pin; thence S 33-35 W 119 feet to an iron pin; thence S 58-45 W 149.2 feet to a point in the center of a new county road, referred to as Clearview Road; thence along it, N 15-04 E 300 feet to an iron pin; thence along said Road, N 31-45 E 200 feet to an iron pin; thence N 43-30 E 172 feet to an iron pin; thence S 4-18 W 80 feet to the point of beginning.

**2.42 ACRES** on plat of Ruth Henderson by T. T. Dill on 9-29-55: BEGINNING at an iron pin on the eastern side of a county road known as Rifle Range Road and running thence S 26-32 E 310 feet to an iron pin; thence S 63-28 W 250 feet to an iron pin; thence S 15 W 170 feet to the center of a branch; thence with it, N 82-30 W 264 feet to an iron pin; thence N 36-14 E 160.1 feet to an iron pin; thence N 58-45 E 149.2 feet to an iron pin; thence N 33-35 E 119 feet to an iron pin; thence N 7-05 E 231 feet to an iron pin; thence S 71-10 E 77.2 feet to the point of beginning and being subject to that portion of property that lies within Clearview Road.

This is the same property conveyed to the Mortgagor by Lucille L. Robertson by deed to be recorded of even date herewith.

(Continued)