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GREENVILLE CO. S. C.

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CONNIE S. TAYLOR SLEY
R.M.C.

BOOK 1270 PAGE 343

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:

JAMES M. HOLTZCLAW

(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 **NINE THOUSAND FIVE HUNDRED & NO/100THS**

DOLLARS (\$ 9,500.00), with interest thereon from date at the rate of **7-1/2%** 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.

MARCH 1, 1988

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 **Chick Springs Township**, containing **1.5 acres**, more or less, according to a survey by **G. A. Ellis**, dated **November 25, 1946**, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Highway 253 and running thence along said Highway, **S 73 1/2 E 350 feet** to an iron pin; thence **S 40 W 420 feet** along the line of **Carl W. Fowler** to an iron pin; thence **N 10 1/2 W 420 feet** to the point of beginning and being triangular in shape and being the same conveyed to me as **J. M. Holtzclaw** in Deed Book 831, at page 304, and being shown as **Lot 51 Block 1**, on page 498.1 of the Block Book System. This property is subject to a right-of-way for a water line to the City of Greenville in Deed Book 728, at page 351.