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GREENVILLE CO. S. C.

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DONNIE S. TAMPERSLEY  
R.H.C.

BOOK 1277 PAGE 753

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:

ORLAND E. and BARBARA L. BARBREY

(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 THIRTEEN THOUSAND and 00/100

DOLLARS (\$ 13,000.00), with interest thereon from date at the rate of seven and one-half per centum per annum, said principal and interest to be paid as therein stated, and (7½%)

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.

May 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, shown as Lot 37 on Section 2 of SPRING FOREST subdivision, recorded in Plat Book BBB, page 134; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Setfair Lane at the corner of Lot 38, and running thence N 31-42 W 134.3 feet to an iron pin; thence N 71-44 E 168 feet to an iron pin on the western side of Howell Circle, thence with said Circle as follows: S 15-18 E 55.8 feet; S 11-19 E 51.3 feet; thence with the curved intersection of Howell Circle and Setfair Lane, the chord of which is S 33-41 W 35.35 feet to an iron pin; thence with the curve of the northern side of Setfair Lane, the chord of which is S 70-25 W 100 feet to the point of beginning. This is the same conveyed to us by Homequity and to it by James J. Malone, et al, and to Malone in Deed Book 926, page 20; and, it is subject to restrictions in Deed Book 762, page 313 and Deed Book 772, page 225, and setback lines shown on said plat.