

DONNIE S. TANKERSLEY
R.M.C.
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1373 PAGE 16

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 O. FARTHING and JOYCE E. FARTHING

(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

THIRTY TWO THOUSAND and no/100

~~fourths~~

DOLLARS (\$ 32,000.00), with interest thereon from date at the rate of eight and three/ 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.

July 1, 2006

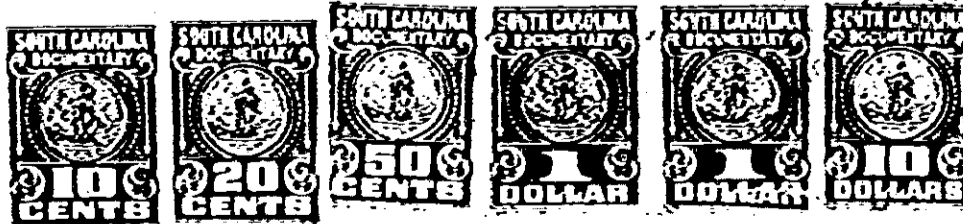
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Travelers Rest, known as the northwestern portion of lot 35 and the un-numbered lot adjoining lot 35 on plat of Montevideo recorded in plat book "KK", page 102, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Scenic Drive, at the point of the center of the intersection of Grassy Branch, and running thence along the eastern side of Scenic Drive in a southeasterly direction, following the curve thereof, 175 feet to a point in the front line of lot 35, thence through lot 35, N 57-51 E 215 feet more or less, to a point in the rear line of lot 35; thence with the rear line of lot 35, N 32 W 125 feet, more or less, to a point in the center of Grassy Branch; thence following the center of the branch as the line 210 feet, more or less, to the point of beginning.

This deed is subject to restrictions in deed book 599, page 75, and, to such rights-of-way, easements, setback lines and zoning ordinances affecting same.

This is the same property conveyed us in deed book 916, page 351 on May 24, 1971 by James T., Jr. and Patricia M. Partain.



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