

FILED
GREENVILLE CO. S. C.

BOOK 1401 PAGE 530

MORTGAGEE: Travelers Rest Federal Savings
and Loan Association
1611 Poinsett Highway
Greenville, S. C. 29609

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:

We, Darryl A. Ellberg and Beverly J. Ellberg

(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 -----Twenty Thousand and No/100-----

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of Eight and three-fourths 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, 2002

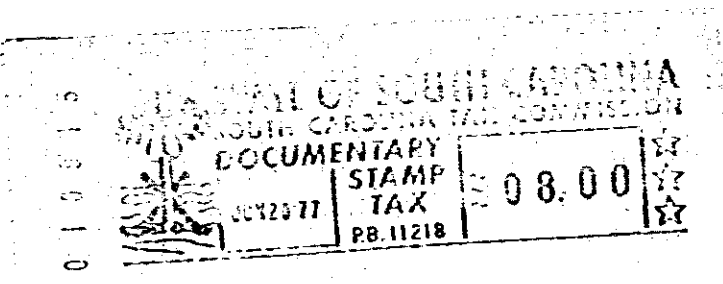
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the City of Greenville, on the western side of Summit Drive, being known and designated as Lot No. 1, and the southern one-half of Lot No. 2, according to a plat of the property of Lois M. Wilson, dated May 12, 1947, and recorded in Plat Book T at Page 120, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Summit Drive, 638.2 feet south of the southeastern corner of the property of A. W. Suddeth, and running thence N. 89-30 W. 160 feet to an iron pin; thence N. 1-26 E. 112.5 feet to a stake in the center of the rear line of Lot 2; thence through the center of Lot 2, S. 89-30 E. 160 feet to a stake on the western side of Summit Drive in the center of the front line of said Lot 2; thence along the western side of Summit Drive, S. 1-26 W. 112.5 feet to an iron pin at the point of beginning.

LESS, HOWEVER, a strip conveyed to the City of Greenville by deed recorded in Deed Book 482, at Page 273.

This is the same property conveyed to the mortgagors herein by deed of Janice M. Ellis recorded simultaneously herewith.



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