

GREENVILLE CO. S. C.

FEB 8 3 45 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1180 PAGE 273

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:

BARBEE L. AND GAIL M. CORBIN

(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 TWELVE THOUSAND AND NO/100THS

DOLLARS (\$12,000.00), with interest thereon from date at the rate of EIGHT (8%) 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.

FEBRUARY 1, ¹⁹⁷¹~~1970~~

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 Paris Mountain Township near the Town of Travelers Rest, S. C., being situate on the western side of U. S. Highway 25 and being shown as a portion of the property of plat of B. L. and Gail M. Corbin recorded in the R. M. C. Office for Greenville County in Plat Book VVV, page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway 25 at the center of Hillhouse Creek and running thence along said Highway, S 8-41 E 170 feet to an iron pin; thence N 83-47 W 266.1 feet to an iron pin; thence along said Creek as the line, the traverse of which is N 85-43 E 90 feet to an iron pin; thence along said Creek, the traverse of which is N 53-13 E 188 feet to the point of beginning.

This is the same property conveyed to us in Deed Book 800, page 469, less that portion taken by the Highway Department under a right-of-way easement for widening the highway and less that portion conveyed to Crosby in Deed Book 869, page 547, shown on the Block Book System as Sheet 487, Block 1, Lot 15.1.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

I, Carl W. Bowers, do hereby subordinate the rights which I hold by virtue of a lease recorded in Deed Book 830, page 297, unto the within loan.

WITNESS my hand and seal this the 1st day of February, 1971.
In the presence Of:

James P. Ellenton
John P. Freeman

Carl W. Bowers
Carl W. Bowers