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GREENVILLE CO. S. C.

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DONNE S. TANNENLEY
R.M.C.

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:

GORDON E. MANN

(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 Sixty Thousand and no/100-

DOLLARS (\$ 60,000.00), with interest thereon from date at the rate of Ten 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.

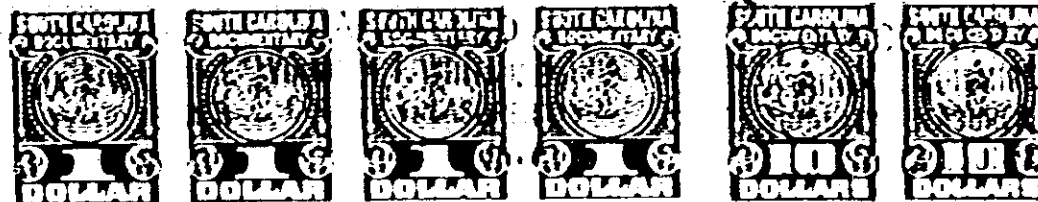
October 1, 1995

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, containing 2.5 acres, more or less, and being on the southern side of Cedar Lane Road (S.C. Highway 416) near the City of Greenville, and having according to a plat prepared by Piedmont Engineering Service, dated May, 1957, revised April, 1959, entitled "Property of J. P. Stevens & Co. Inc., Monaghan Plant, Greenville, S.C.", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM at Page 101, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Cedar Lane Road (S.C. Highway 416), which iron pin is located 749.8 feet in a westerly direction from the southwestern corner of the intersection of Cedar Lane Road (S.C. Highway 416) and McBeth Street at the joint front corner of the tract herein described and Cemetery, and running thence with the line of the said Cemetery S. 10-0 W. 330 feet to an iron pin; thence continuing with the line of the said Cemetery S. 79-20 E. 31.0 feet to an iron pin; thence with the line of other property of the grantor herein S. 10-00 W. 150 feet to an iron pin on the northern side of a proposed street; thence with the northern side of said proposed street S. 82-35 W. 150 feet to an iron pin; thence continuing with the northern side of said proposed street S. 50-55 W. 134.6 feet to an iron pin; thence N. 10-06 E. 628.6 feet to an iron pin on the southern side of Cedar Lane Road (S.C. Highway 416); thence with the southern side of Cedar Lane Road (S.C. Highway 416) S. 79-20 E. 200 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor by Deed of Miller Outdoor Advertising, Inc., to be recorded herewith.



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