

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:

HAROLD DONALD MC KINNEY AND HELEN M. MC KINNEY

(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 Thousand and no/100

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of nine (9%) 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.

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, on the waters of Enoree River and described as follows:

BEGINNING at a stone 3x near a forked Gum, thence S. 71 E. to a stake in the Greenville Road 3x; thence along the said road to the old Buncambe Road at School House; thence along the Buncambe Road, N. 77½ W. 2.00 ch. to an angle in said road; thence N. 66 W. 1.70 ch. to an angle in road; thence N. 75½ W. 4.02 ch. to an angle; thence N. 70 W. 12.83 chs. to a stake in Road; thence N. 35.25 ch. to the beginning corner, containing 50 acres, more or less, and bounded by lands of S. H. Pool and others; LESS HOWEVER, a tract of 3½ acres, conveyed to Paul E. McKinney by deed recorded in Deed Book 429 at page 399 and a tract of 2½ acres conveyed to Harold Donald McKinney by deed recorded in Deed Book 430 at page 4.

This is the same property conveyed to the Mortgagor Harold Donald McKinney by Bess S. Benson by deed on July 6, 1961, recorded in the RMC Office for Greenville County in Deed Book 677 at page 384.

ALSO: "All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, lying on south side of State Highway #415 adjoining tract sold to Paul E. McKinney and Audrey S. McKinney, and containing two and 1/5 acres, more or less, and having the following sites and bounds, to wit:

BEGINNING at stake, corner of McKinney line and running thence S. 15-00 W. 440 feet to stake; thence S. 72-02 E. 200 feet to stake; thence N. 20-24 E. 434 feet to stake on south bank of road; thence N. 70-02 W. 210 feet along road to beginning corner, being the same conveyed to Paul E. Benson, by deed dated January 7, 1960, and recorded in Deed Book 677 at page 384.

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