

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:

RICHARD J. WASSMER and MARGOT O. WASSMER

(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 FORTY THOUSAND and no/100

DOLLARS (\$ 40,000.00), with interest thereon from date at the rate of nine 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. May 1, 2001

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, off the northern side of Tigerville Road, and containing 3 acres, more or less, as shown on plat of Richard Wassmer recorded in plat book 5N page 140 and being basically lots 49, 50, 51, 52, 53, and 54 on plat of Springfield recorded in plat book BBB, page 14, and also shown as a part of property of Homer Styles in plat recorded in deed book 1016, pages 143 and 144, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Morgan Avenue at the joint corner of lots 54 and 55 on the Springfield plat, which iron pin is situate 450 feet east of Benson Drive, and running thence N 88-32 E 375 feet to an iron pin; thence S 01-28 E 350 feet to an iron pin; thence S 88-32 W 375 feet to an iron pin; thence N 01-28 W 350 feet to the point of beginning. Less and excepting therefrom, the Cul De Sacs as shown on plat of Wassmer and on plat of Styles.

This is a portion of the property conveyed to us in deed book 1016, page 198.



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