

FILED
GREENVILLE CO. S. C.

SEP 12 11 27 AM '06

ONLINE S. TANKERLEY
REC'D

BOOK 1394 PAGE 417

Travelers Rest Federal Savings & Loan Association

Box 455 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:

LARRY G. DUDLEY and WINFREDIA B. DUDLEY

(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 FIVE THOUSAND FOUR HUNDRED and no/100

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

September 1, 2006

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 Saluda Township, containing 6,425 acres, more or less as shown on plat of Larry G. & Winfredia B. Dudley recorded in plat book 4-E, page 127, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the intersection of Hannon Road and Glorsia Drive, and running thence along the center of Glorsia Drive the following courses and distances, to-wit: N 83-35 W 140.9 feet; N 74-37 W 278 feet; N 67-19 W 141.7 feet; N 52-28 W 114.4 feet; N 33-03 Q 212.4 feet to an iron pin in the center of said Drive; thence N 43-15 E 13.4 feet to an iron pin; thence N 73-35 E 680.9 feet to an iron pin in the center of Hannon Road; thence along the center of Hannon Road, the following courses and distances, to-wit: S 2-07 E 250.7 feet; S 0-23 W 182.4 feet; S 24-56 E 179.4 feet to the point of beginning.

This is the same property conveyed to us by John W. Johnson and Annie S. Johnson in deed book 894, page 469, on July 23, 1970.

DOCUMENTARY
STAMP
TAX
RECEIVED

4328 RV-23