

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:

Olis Garvin Chastain and Louise S. Chastain

(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 Nineteen Thousand Five Hundred and no/100ths--

DOLLARS (\$19,500.00), with interest thereon from date at the rate of ^(7%) ~~seven~~ & one-half 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, known as a part of the land conveyed to Jessie A. Newby by W. T. Newby and described as follows:

BEGINNING at an iron pin, L. R. Keith's corner; thence N 31 W 3.20 (211.2 feet) to an iron pin; thence N 76-15 E 14.50 (957 feet) to G. and Northern Ry.; thence S 20 E 3.60 (237.6 feet) to an iron pin; thence S 76-15 W 11.00 (726 feet) to the beginning corner and containing 4 acres, more or less.

ALSO: ALL the adjoining tract to the above described tract and described as follows:

BEGINNING at an iron pin at Perry Bruce corner and running thence N 65-30 E 10.00 chs. (660 feet) to an iron pin on the G & N Railway; thence N 20°E 1.05 chs. (69.3 feet) to an iron pin; thence S 76-15 W 11.00 chs. (726 feet) to an iron pin; thence S 31 E 2.80 chs. (184.8 feet) to the beginning corner, containing 2 acres, more or less. This being the same conveyed to us by B. F. Tumblin recorded in Deed. Book 813, page 436.

ALSO: ALL of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, containing 1 acre and being a portion of the W. T. Newby property and having the following metes and bounds, to-wit: