

GREENVILLE 00-9:0

JUN 21 2 34 PM '78

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1435 PAGE 796

MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1978, between the Mortgagor, James A. Trammell, Inc. (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 21 June 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 January 2008;

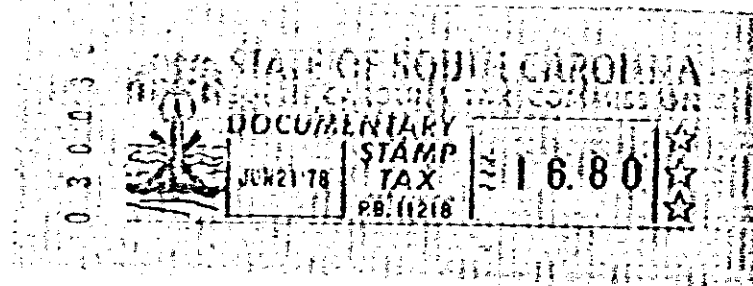
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Velma Drive, being shown and designated as Lot No. 18, on plat of Taylor Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Page 2, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Velma Drive, joint front corner of Lots Nos. 18 and 19 and running thence N. 79-25 E. 152.7 feet to an iron pin; thence N. 10-09 W. 37.3 feet to a point; thence N. 13-21 W. 52.7 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence with the joint lines of said lots, S. 79-25 W. 150.5 feet to an iron pin on the easterly side of Velma Drive; thence with the easterly side of Velma Drive, S. 10-35 E. 90 feet to the point of BEGINNING.

The within is a portion of the property heretofore conveyed to the mortgagor by deed of Alvin Trammell, recorded 31 December 1975, RMC Office for Greenville County, S. C., in Deed Book 1029, at Page 588.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 969, Greer, South Carolina 29651.



which has the address of _____ (Street) _____ (City) _____ (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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