

FILED GREENVILLE, CO. S. C.

FEB 9 1 11 PM '73

DONNIE S. TAYLOR R.H.

REGULATION NO. 22 COMPLIED WITH



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ALVIN TRAMMELL

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Seventy-Five thousand and No/100----- (\$75,000.00-----)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), with interest only to be computed and paid quarterly, with the principal five (5) years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Reid School Road, being shown and designated as all numbered lots (1 through 25, inclusively) and roadways in Taylor Heights, as shown on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Page 2, the perimeter of said tract having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northerly side of Reid School Road at corner of property of Peppertree Subdivision, and running thence N. 10-09 W. 701.6 feet to a point; thence N. 13-21 W. 363.4 feet to a point; thence S. 72-29 W. 627.1 feet to a point; thence with property of Velma M. Taylor, S. 19-01 E. 129.1 feet to a point; thence with property of Campbell and Jones, S. 14-04 E. 203 feet to a point; thence S. 48-56 W. 175 feet to a point on the northeasterly side of Reid School Road; thence with the northerly side of Reid School Road, the following courses and distances: S. 41-04 E. 200 feet; S. 42-00 E. 100 feet; S. 45-02 E. 103 feet; S. 52-59 E. 103 feet; S. 62-03 E. 110 feet; S. 71-02 E. 100 feet; S. 79-38 E. 110 feet; and, S. 89-13 E. 108.8 feet to the point of BEGINNING.