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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Charles R. Trammell, d/b/a Charles R. Trammell Builders

(Hereinafter referred to as Mortgagor) (SENDS) GREETINGS.

WHEREAS, the Mortgage is well and truly applied unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) for the full and just sum of

Thirty-two Thousand Four Hundred and no/100----- (\$32,400.00)

Dollars, as explained by Mortgagee'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 provide for an escalation of interest rate under certain

conditions, said note to be repaid with interest at the rate or rates thereon specified in installments of Two Hundred

Sixty and 70/100----- \$ 260.70 (Dollars each on the first day of each

month hereafter in advance, until the principal sum and the interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment if not sooner paid, to be due and payable 30 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 of its successors, 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

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

NOW KNOW ALL MEN, that the Mortgagee, in consideration of a cash debt paid to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and also in consideration of the sum of Three Dollars (3.00) to the Mortgagee in cash, well and truly paid by the Mortgagor at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released, and otherwise relinquished, sold, conveyed, and released unto the Mortgagee, its successors and assigns, the full and lawful legal 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, in the Town of Mauldin, being known and designated as Lot No. 10 as shown on plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at page 71, and having such metes and bounds, courses and distances as follows:

BEGINNING at an iron pin on the Western side of Heather Lane at the joint front corner of Lots 9 and 10 and running thence with the joint line of said lots S. 27-48 W. 168.2 feet to an iron pin; thence N. 45-25 W. 210 feet to an iron pin; thence N. 73-41 E. 201.5 feet to an iron pin on the Western side of Heather Lane; thence with the arch of the turn-around of Heather Lane, S. 32-00 E. 65 feet to an iron pin, the point of beginning.



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