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STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

PURCHASE MONEY MORTGAGE

WHEREAS, W. T. Daniel , hereinafter referred to as "Mortgagor" is well and truly indebted to Donald R. Trammell, hereinafter referred to as "Mortgagee", in the full and just sum of Eighty Thousand and 00/100 (\$ 80,000.00) Dollars in and by that certain Purchase Money Note executed in writing of even date herewith, with interest thereon at the rate of ten (10%) percent per annum, principal and interest to be repaid as follows: to be amortized over a period of twenty (20) years and paid in monthly installments of \$ 772.03 each until fully paid. Any payment of interest or principal, if unpaid when due, shall bear interest at the same rate as principal until paid, and Mortgagor has further promised and agreed to pay a reasonable amount for attorney's fees if said Note be collected by an attorney or through legal proceedings of any kind.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said Note, and also in consideration of the further sum of One (\$ 1.00) Dollar, to it in hand well and truly paid 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 do grant, bargain, sell and release unto the said Mortgagee all these tracts or parcels of land situate in Greenville County, South Carolina, and more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER, with all and singular the improvements, rights, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining thereto, including rentals received or to be received with respect to leases or any portion of the premises or improvements constructed on the premises;

TO HAVE AND TO HOLD, all and singular the said premises unto the said Mortgagee, his heirs and assigns forever;

And Mortgagor hereby binds itself, its successors and assigns forever to warrant and forever defend all and singular the said premises unto the said Mortgagee, his heirs and assigns, from and against Mortgagor, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto the said Mortgagee the said debt or sum of money aforesaid, with interest hereon, if any shall be due, according to the true intent and meaning of said Note, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the parties, that the Mortgagor shall hold and enjoy the said premises until default of payment shall be made.

The Mortgagor covenants and agrees as follows:

or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards expecified by Mortgagee, in such amounts as may be required by the Mortgagee, and in companies acceptable to Mortgagee, and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, as their respective interests may appear, and that it will pay all premiums therefor when due.

DOCUMENTARY STAMP TAX
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