

FILED GREENVILLE CO. S. C. MAR 16 8 37 AM '60

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S. C.
FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE
Georgia G. Smith
President
2-10 19 50

(P)

MAR 18 1960
State of South Carolina
COUNTY OF GREENVILLE

Witness Bernita Stark
MORTGAGEE OF REAL ESTATE

To All Whom These Presents May Concern:

BETTY M. TRAMMELL

(Hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgage as well and truly indited into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Four Thousand Five Hundred and No/100 (\$4,500.00)

Dollars is evidenced by Mortgagee's promissory note of even date herewith, which note contains a provision for calculation of interest rate (paragraphs 9 and 10 of this mortgage provides for an calculation of interest rate under certain conditions), and note to be repaid with interest at the rate or rates therein specified in installments of Forty-Eight and 72/100 (48.72) Dollars each on the first day of each month hereafter, in advance, until the principal sum with 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 12 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 regulations 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 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 said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, being known and designated as a portion of Lot No. 67 in DUKELAND PARK, according to a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book J, pages 220 and 221, and according to a more recent survey made by Jones Engineering Service, February 5, 1970, the property is described as Lot 67-A, as follows:

BEGINNING at an iron pin at the intersection of McMakin Drive and Tindal Road and running thence with McMakin Drive, S. 81-32E., 186 feet to an iron pin, the joint front corner of Lots 67-A and 67-B; thence N. 7-28 E., 82 feet to a point in the center of Langston Creek (offset at 10 feet by an iron pin on the Southern side of Langston Creek); thence with the center line of the creek, the meanders of which is S. 80-54 W., 191 feet to a point on Tindal Road (offset on the Southern side of Langston Creek at 10

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