

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Donald R. Trammell and

Janice V. Trammell

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Forty Thousand and No/100**-----

DOLLARS (\$ 40,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on January 1, 2007, and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 84 of Shannon Forest, as shown on plat entitled "Property of L.A., R. E. and Alma C. Garlington", made by Ethan C. Allen, Surveyor, May 8, 1976, recorded in Plat Book 5 U at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Shannon Lake Circle, at the joint front corner of Lots Nos. 84 and 83, which iron pin is 995.1 feet, more or less, from Shamrock Lane, and running thence with Shannon Lake Circle, N. 26-24 E. 119.7 feet to an iron pin; thence S. 63-36 E. 373.3 feet to an iron pin on a proposed street; thence with proposed street, S. 30-07 W. 119.9 feet to an iron pin; thence N. 63-36 W. 365.6 feet to the point of beginning.

This being the identical property conveyed to Janice V. Trammell by deed of Ralph E. Garlington, Louis A. Garlington and Alma C. Garlington, dated June 10, 1976, and recorded that same date in Greenville County Deed Book 1037 at Page 782. Simultaneously herewith, Janice V. Trammell has conveyed an undivided one-half (1/2) interest in said property to Donald R. Trammell, by deed dated September 30, 1976, and recorded October 4, 1976.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

This conveyance is specifically subject to the same restrictions applicable to Shannon Forest Subdivision, dated July 23, 1958, and recorded July 24, 1958, in Deed Book 602 at Pages 421 - 424 in the RMC Office for Greenville County, South Carolina.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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