



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Richard A. Traynham and Kathryn N. Traynham

(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

Forty Three Thousand Six Hundred Fifty and No/100----- (\$ 43,650.00 )

Dollars, as evidenced 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 provides for an escalation of interest rate under certain

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

Fifty One and 23/100----- \$ 351.23 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 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 stipulation stated 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 Mortgagor 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 Mortgagee, 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the signing 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, being and being in the State of South Carolina, County of Greenville, State of South Carolina, being known and designated as Lot No. 46 on a plat of River Downs, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, at Page 76, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of lot 46 and 47 and running thence with the joint line of said lot N 48-43 W 192.25 feet to an iron pin in the line of lot 45 thence with the line of Lot 45 N 43-00 East 125 feet to an iron pin on the southwestern side of Shetland Way running thence with the southwestern side of Shetland Way S 50-30 E 165 feet to an iron pin at the intersection of Shetland Way and Hackney Road thence with the curvature of said intersection the chord of which is S 3-15 E 33.47 feet to an iron pin on the northwestern side of Hackney Road thence with the northwestern side of Hackney Road S 44-00 W 36.92 feet to an iron pin and S 40-00 W 69 feet to the Point of BEGINNING.

This being the same property conveyed unto the Mortgagors herein by deed from Louis W. Brummer, as Trustee in Bankruptcy for Southland Properties, Inc., of even date, to be recorded herewith.

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