

REC'D
S.C.

SEP 9 3 03 PM '82

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1580 PAGE 54

MORTGAGE

THIS MORTGAGE is made this 8th day of September, 1982, between the Mortgagor, Gregory D. Trammel and Judith G. Trammel, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty One Thousand Two Hundred Fifty and no/100 (\$61,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2012.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, in the City of Simpsonville, on the Southern side of Westminister Street, and designated as Lot No. 78 of Wemberly Way Section 2, and having, according to a Plat and Survey made by Freeland and Associates, Surveyors, on August 31, 1982, which is recorded in the RMC Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Westminister Street and running with said Street S.73-07E., 110.0 feet to a point, said point being the joint front corner of Lots No. 77 and 78; thence turning and running with the line of Lot No. 77 S.14-52W., 164.6 feet to a point, said point being the joint rear corner of Lots No. 77 and 78; thence turning and running N.75-34W., 110.0 feet to a point, said point being the joint rear corner of Lots No. 78 and 79; thence turning and running with the line of Lot No. 79 N.14-53E., 169.3 feet to a point on the Southern side of Westminister Street, said point being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Bishop Builders, Inc., said deed being recorded in the RMC Office for Greenville County of even date herewith.

which has the address of 107 Westminister Street Simpsonville,
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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