

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

REC'D  
S.C.

ss: J. B. PH '82

W. B. WILKINS

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES BOYCE TRAMMELL and SUSAN HINES TRAMMELL

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS MORTGAGE CORPORATION

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of FORTY THOUSAND and NO/100 Dollars (\$ 40,000.00 )

with interest from date at the rate of Ten per centum ( 10 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of FOUR HUNDRED THIRTY & NO/100 Dollars (\$ 430.00 ), commencing on the first day of February, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1997

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Simpsonville, being known and designated as Lot No. 19 on Plat of EASTVIEW HEIGHTS and having, according to a recent survey of property of James Boyce Trammell and Susan Hines Trammell, prepared by R. B. Bruce, R.L.S., dated December 15, 1982, the following metes and bounds to-wit:

BEGINNING at an old iron pin on the easterly side of Eastview Drive at the joint front corner of Lots Nos. 19 and 18 and running thence with the joint line of said lots S. 70-10 E. 178.8 feet to an old iron pin; thence S. 6-51 W. 188.0 feet to an old iron pin; thence N. 77-00 W. 243.8 feet to an old iron pin at the joint rear corner of Lots 19 and 20; thence with the joint line of said lots N. 13-00 E. 150.0 feet to an old iron pin on the easterly side of Eastview Drive; thence with the circle of Eastview Drive, the cord of which is N. 51-30 E. 74.8 feet, to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Frances B. Mann and Mirnie Rose B. Davis dated April 14, 1977, recorded in the RMC Office for Greenville County, S.C. on April 18, 1977 in Deed Volume 1054 at page 755.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 18.00  
DEC 22 1982

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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