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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert Joel Trammell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, INC., its successors or assigns forever:

(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 -----
Three Thousand Three Hundred Sixty One and 80/100----- Dollars (\$ 3,361.80) due and payable \$56.03 per month for sixty months beginning February 2, 1964 and continuing thereafter until paid in full,

with interest thereon from ~~the~~ maturity at the rate of SIX per centum per annum, to be paid: on demand

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 purposes:

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

All that piece, parcel or lot of land situate, lying and being on the western side of Bryson Street, Greenville County, State of South Carolina, known and designated as all of Lot No. 13 and part of Lot No. 12 of East Highlands Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "C", Page 146 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Bryson Street and Gordon Street and running thence with the western side of Bryson Street S. 15-10 E. 95 feet to a point 20 feet south of the joint corner of Lots Nos. 12 and 13; thence along a new line parallel with the joint line of Lots Nos. 12 and 13 S. 34-30 W. 130 feet more or less, to an iron pin on the line of the P & N Right-of-Way; thence with the eastern edge of said right-of-way in a northerly direction 95.8 feet to an iron pin at the southeastern corner of the intersection of said right-of-way and Gordon Street; thence with the southern side of Gordon Street N. 74-30 E. 118.8 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor by deed recorded in Deed Book 707, at Page 147.

This mortgage is junior in lien to a first mortgage to Carolina Federal Savings and Loan Association dated September 11, 1962 in the original amount of \$3800.00 and recorded in Mortgage Book 901, at Page 499.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

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