

MORTGAGE OF REAL ESTATE - OFFICE OF MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO: S. C.
OCT 19 11 36 AM 1964
OLLIE FAHNSWORTH
R. M. C.

BOOK 975 PAGE 345

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Everett B. Trammell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Trust Deed, his successors and 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 -----

Twenty Two Hundred Fifty and No/100----- Dollars (\$ 2250.00) due and payable

\$90.00 three months from date and \$90.00 each three months thereafter; payments to be applied first to interest, balance to principal; balance due five years from date, with the privilege to anticipate payment after one year,

with interest thereon from date at the rate of six per centum per annum, to be paid quarterly

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 with all buildings and improvements thereon situate, lying and being in the City of Greenville, County and State aforesaid on the Southern side of East Broad Street and being shown on plat prepared by J. Mac Richardson, dated July 1949 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East Broad Street at the corner of property now or formerly owned by Duke Power Company and running thence along line of said property S. 25-40 West 42.1 feet to an iron pin; running thence along right-of-way of C & W C Railroad N. 72-47 East 61.7 feet to an iron pin; running thence along the Southern side of East Broad Street N. 64-03 West 45.3 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by Rush H. Trammell, et al, by their deed of even date and recorded herewith.

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.

SATISFIED AND CANCELLED OF RECORD
10th DAY OF Nov 19 74
Darius J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
2:35 O'CLOCK P. M. NO. 11333

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 26 PAGE 221