

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1039 PAGE 665

STATE OF SOUTH CAROLINA

SEP 6 10 59 AM 1966

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

CLERK OF COURTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. MARSHALL SMITH, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN C. TRAMMELL AND IRENE M. TRAMMELL

(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 Thirteen Thousand Seven Hundred and no/100 -----

Dollars (\$ 13,700.00) due and payable

\$100.00 monthly beginning thirty (30) days from date and a like amount each successive thirty (30) days until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right to anticipate the full amount or any part thereof at any time.

with interest thereon from date at the rate of 5% per centum per annum, to be paid Monthly.

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

Greenville, Greenville Township, being known and designated as Lot 15 of Eliza T. Looper land according to Plat recorded in Plat Book H, at pages 159 and 160, R. M. C. for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Washington Avenue at the joint front corner of Lots 14 and 15 and running thence with Washington Avenue, N. 22 W., 58 feet; thence S. 71-17 E., 150 feet; thence S. 22 E., 58 feet; thence N. 71-17 W., 150 feet to the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE.

Together with all and singular rights, members, herditaments, 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.

This Mortgage Assigned to: Irene M. Trammell

From Kathrine Irene Trammell, Exec of Estate of John C. Trammell

on 29 day of April 19 76 Assignment recorded

in Vol. 1366 of R. E. Mortgages on Page 817

This 5 of May 19 76, # 28486

SATISFIED AND CANCELLED OF RECORD
13th DAY OF March 19 84
Denise S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:53 O'CLOCK 10 M. NO 28101

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 84 PAGE 975