

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1061 PAGE 545

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 27 11 53 AM 1967

OLLIE F. WORTH
R. M. C.

WHEREAS, I, Ralph Martin Traynum

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Insurance Center of Greenville, Inc.

(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 and eleven and 42/100----- Dollars (\$ 2,211.42) due and payable

as follows: \$15.04 on January 9, 1971, and \$15.04 on the 9th day of each and every month thereafter through and including February 9, 1974; then on March 9, 1974 the sum of \$65.00 and the sum of \$65.00 to be paid on the 9th day of each and every month thereafter until paid in full,

with interest thereon from ~~date~~ maturity at the rate of five 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, and being known and designated as a part of Lots Nos. 74 and 75 as shown on plat of Augusta Circle which plat is recorded in the R. M. C. Office for Greenville County in Plat Book F at pages 22 and 23, and being described as follows:

BEGINNING at an iron pin on the Northwest side of Tomassee Avenue, in the front line of Lot No. 74, said pin being 56 feet in a northeasterly direction from the point where the Northwest side of Tomassee Avenue intersects with Northeast side of 15 foot street; and running thence through Lot No. 74, N. 71-35 W, 150 feet to an iron pin in the rear line of Lot No. 109; thence N. 21-35 E. 57 feet to an iron pin in the rear line of Lot 108; thence running through Lot No. 75, S. 71-35 E. 150 feet to an iron pin on the Northwest side of Tomassee Avenue, said point being 113 feet Northeast of the intersection of Tomassee Avenue and said 15 foot street; thence with the Northwest side of Tomassee Avenue, S. 21-35 W. 57 feet to the beginning corner.

This is a purchase money mortgage and a third mortgage, being junior in lien to mortgages recorded in Mortgage Book 948 at page 409, and Mortgage Book 1016 at page 163.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 22 PAGE 173

SATISFIED AND CANCELLED OF RECORD
22 DAY OF March 1974
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:08 O'CLOCK 2 P. M. NO. 23617