

APR 1 3 30 PM '69

BOOK 1121 PAGE 311

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE F. TOWNES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. G. 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 Nineteen Thousand Two Hundred and No/100 - - - -

Dollars (\$ 19,200.00) due and payable

To be paid in five equal annual installments of \$3,840.00 each, the first of said payments to be made on April 1, 1970, and the remaining payments to be made on the first day of April of each consecutive year thereafter until paid in full; with payment of annual interest to be made in addition to the aforesaid payment of principal.

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

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 certain piece, parcel or tract of land lying and being on the southeasterly side of South Saluda River, in the County of Greenville, South Carolina, being designated as 142.81 acres on a plat made by J. C. Hill, dated August 27, 1958, entitled "Property of C. G. Trammell," recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book PP at Page 183, and being fully described in a deed of R. K. Rouse to C. G. Trammell, dated September 5, 1958, and recorded September 8, 1958 in Deed Book 605 at Page 499 in the R.M.C. Office for said Greenville County. Reference to said deed and plat is hereby craved for a fuller description.

This is a purchase money mortgage.

This is the same property conveyed to George F. Townes by C. G. Trammell by deed of even date herewith. This mortgage over property in Greenville County secures the same and identical note as does a mortgage given over property in Pickens County simultaneously herewith, and the two said mortgages represent a single debt.

The mortgagor has the privilege to anticipate payments in any amount at any time.

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.