

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE CO. S. C.

APR 23 9 10 AM '71

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John Andrew Kramer, III, and Charlotte Williams Kramer (hereinafter referred to as Mortgagor) SEND(S) GREETING: -

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & Trust Company

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

DOLLARS (\$ 7,760.00---), with interest thereon from date of maturity at the rate of eight per centum per annum, said principal and interest to be repaid:

Thirty (30) days from date.

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, being shown as Lot 235 on plat of Second Revision of Plat of Traxler Park, recorded in Plat Book F at page 114 and 115 in the RMC Office for Greenville County, said plat being referred to for a further metes and bounds description. Said lot fronts on Woodvale Avenue.

This mortgage is junior in lien to the mortgage of Carolina Federal Savings & Loan Association recorded in Book 1071 at page 242 in the RMC Office for Greenville County, in the amount of \$16,800.00.

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

The Real Property Management Agreement Rev. A. E. M. Bank 1187 page 133

State of South Carolina  
County of Greenville

and paid in full this 16<sup>th</sup> June 1971

First Piedmont Bank & Trust Co.  
W. J. Godbold Jr.  
V.P. & CASHIER

Attest: R. C. Adkins  
Witness: Gladys L. Calmer

SATISFIED AND CANCELLED OF RECORD

23 DAY OF June 1971  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:44 O'CLOCK P. M. NO. 31333