

FILED  
GREENVILLE MORTGAGE OF REAL ESTATE  
JUL 13 1972  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
ELIZABETH RIDDLE  
R.M.O.

WHEREAS, I, WILLIAM RUSH TRAMMELL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THELMA R. 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 TWENTY-SEVEN THOUSAND AND NO/100----- Dollars (\$ 27,000.00 ) due and payable

\$130.20 per month with the first payment to be July 1, 1972, and each month thereafter until paid in full with the right to anticipate the full amount or any part thereof at any time, with each payment to be applied to payment of interest and balance to principal

with interest thereon from date 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, in Saluda Township, and having the following metes and bounds, to wit:

BEGINNING at a dogwood 3X N.M. on the East line and running thence N. 42 1/2 E. 22.40 chains to a stone; thence N. 34 1/2 W. 27.07 to a stone; thence S. 60-1/3 W. 29.20 to a stone 3X; thence S. 18 E. 22.92 to a stone 3X N.M.; thence S. 81 E. 6.27 to a stone 3X N.M.; thence N. 71 E. 5.65 to a stone 3X N.M.; thence S. 62 E. 7.50 to the beginning corner, containing 84 acres, more or less, and bounded now or formerly by lands of Mrs. Rudford Trammell, Claybourne Trammell Estate and others and being the same property conveyed to Rush H. Trammell in Deed Book 281, at page 81.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Saluda Township, Greenville County, State of South Carolina, being in School District now or formerly 15-B, Southeast of the Tilly Road, being the northern portion of Lot No. 5 of Tract No. 2 of the J. H. Trammell Estate in a subdivision made for D. B. Tripp and having according to a plat made by W. J. Riddle, Surveyor, November 25, 1935, and having the following metes and bounds, to wit:

BEGINNING at a stake in center of Tilly Road at corner of Lot No. 2 on said plat and running thence S. 63-30 E. 1416 feet along the lines of Lots Nos. 2 and 3 to an iron pin, joint corner of Lots Nos. 3 and 4; thence N. 60-30 E. 1170 feet more or less along the line of property of J. R. Anderson to a stone, in line of Cox lands; thence N. 23-30 E. 1445 feet more or less along the line of Cox lands to a stone in center of Tilly Road; thence S. 44-30 W. 1460 feet along the lines of lands formerly owned by Earle Boswell, now owned by Trammell, to a dogwood corner; thence N. 59-15 W. 490 feet along the line of last mentioned land to a stone on Tilly Road; thence S. 50 W. 92 feet to a point in center of a bend in said road; thence S. 4-30 E. 209 feet to a point in center of a bend in said road; thence S. 45-30 W. 197 feet to a point in the bend in said road; thence S. 55-30 W. 120 feet to the point of beginning, and being the same property conveyed to Rush H. Trammell in Deed Book 305, page 217.

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 flitted 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.