

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 8 4 16 PM '73

ELIZABETH RIDDLE

WHEREAS, we, Walter Putman and Martha Jo Putman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas F. 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

Three Thousand and No/100----- Dollars (\$3,000.00-----) due and payable

in twenty-four (24) monthly installments of One Hundred Twenty-Five and No/100 (\$125.00) Dollars each, commencing on January 1, 1973,

with interest thereon ~~from~~ after maturity at the rate of eight per centum per annum, ~~to be paid~~

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 making 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, the same being a part of Lot 113, Section

A as shown on a plat entitled "A Subdivision of Woodside Mills, Greenville, South Carolina," recorded in the RMC Office for Greenville County in Plat Book X at Page 117, on which there is situated a small "shell" house, said property being only that land on which the smaller house referred to is situated.

As additional security for the debt secured hereby, the mortgagors pledge two Fair Heights Baptist Church of Greenville, Inc., first mortgage bonds, Series 1968 A, numbered 196 and 197, in the maturity amount of \$903.06 each. The mortgagors further agrees that upon default in any installment due under the note which is secured by this mortgage, the mortgagee may cause the entire balance thereof to be due and payable and present and surrender said mortgage bonds to the paying agent, applying the sums thereby collected to the balance due under the indebtedness secured hereby.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 heretofore 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.