

MORTGAGE OF REAL ESTATE
 STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }

FILED
 GREENVILLE CO. S. C.
 Aug 14 1 14 PM '73
 DONNIE S. TANKERSLEY
 R.P.C.

William B. Long, Jr.
 110 Main St., Greenville, S.C.
 BOOK 1287 PAGE 765

MORTGAGE OF REAL ESTATE
 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gary Lee Trotter
 (hereinafter referred to as Mortgagor) is well and truly indebted unto W. P. Trotter
 (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 Ten Thousand and No/100-----
 ----- Dollars (\$ 10,000.00) due and payable
 on demand, non-interest bearing.

with interest thereon, has been made thereof at rate of 7% per centum per annum, to be paid: annually
 WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Austin Township, being known and designated as Lot No. 87 on a plat of Greenbriar Subdivision, recorded in Plat Book QQ, at Page 65 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ivy Drive, joint front corner of Lots 86 and 87 and running thence with the line of Lot No. 86 S. 53-40 W. 200 feet to iron pin; thence S. 34-35 E. 100 feet to a pin at the rear corner of Lot 44; thence with the line of Lot No. 44 N. 55-25 E. 200 feet to an iron pin on Ivy Drive; thence with the edge of said Drive N. 34-35 W. 100 feet to the point of beginning.

This mortgaged property is the identical property conveyed to the Mortgagor herein by deed of B. F. Reeves to be recorded herewith.

This mortgage is a second mortgage and is junior in lien to that mortgage assumed by the mortgagor herein as set forth in the above referred to deed from B. F. Reeves.



Together with all and singular rights, members, benefits, 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 leases, agreements, and holding fixtures now or hereafter attached, connected, or found 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 herebefore described in fee simple absolute, that it has good title and is lawfully and lawfully seized of the premises herebefore described in fee simple absolute, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to accept and receive of the Mortgagor the said premises unto the Mortgagee, from and against the Mortgagor and all persons claiming by, through, or under the Mortgagor, past and present.

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