

GREENVILLE CO. S. C.
BOOK 1355 PAGE 141

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES WALKER TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BANK OF TRAVELERS REST TRAVELERS REST, SOUTH CAROLINA**

(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

FOUR THOUSAND SEVEN HUNDRED AND NO/100----- Dollars (\$4,700.00) due and payable
In equal monthly installments of One Hundred Four and 05/100 (\$104.05)
Dollars Beginning on January 1, 1976 and continuing on the first day of
each month thereafter until paid in full.

with interest thereon from **January 1, 1976** at the rate of **5½ Add-on** per centum per annum, to be paid. As set out above.

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**

ALL that lot of land located in the State of South Carolina, County of Greenville, in Highland Township, on the northeast side of Howe Road, containing 8.46 acres, more or less, as shown on a survey entitled "Plat for J. W. Trammell" dated October, 1975, by Charles E. Webb, RLS, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in center of Howe Road and running thence N. 4-28 W. 439.99 feet to a spike in center of a county road; thence with county road as line N. 76-07 E. 298 feet to a nail and cap, N. 63-45 E. 119 feet to a nail and cap, N. 51-40 E. 71 feet to center of creek; thence with center of creek as line S. 53-27 E. 424.6 feet to an iron pin; thence S. 43-32 W. 582.8 feet to an iron pin; thence S. 39-46 W. 160.3 feet to a spike in center of Howe Road; thence with center of Howe Road as line N. 52-05 W. 325 feet to the point of beginning.



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 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.

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