

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Philip K. Trammell and W. Richard James,

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

**Southern Bank and 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 **Twelve Thousand and no/100**

Dollars (\$ 12,000.00) due and payable

**Six (6) months from the date of this mortgage**

with interest thereon from date at the rate of **nine** per centum per annum, to be paid: **quarterly**

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, on the southern side of Montana Street

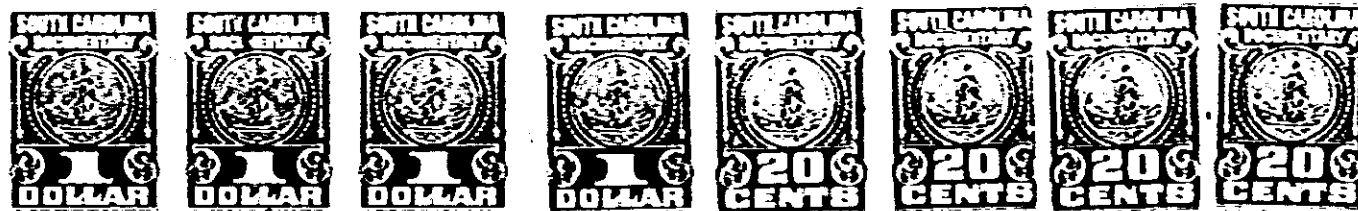
near the City of Greenville, being a portion of Lots 83, 84, 85, and 86 on plat of Morgan Hill Addition, recorded in Plat Book A at page 70, and according to a recent survey by J. C. Hill is described as follows:

BEGINNING at an iron pin on the southern side of Montana Street, and which pin is 171.85 feet east from Dyer Street; and running thence with the southern side of street, N. 88-45 E. 53.1 feet to an iron pin; thence S. 5-00 W. 156 feet to an iron pin; thence S. 88-45 W. 47.25 feet to iron pin; thence N. 3-15 E. 156 feet to the beginning corner.

ALSO:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Parker Avenue, and being known and designated as a portion of Lots 5 and 6, of the property of F.F. Wapors, as shown on plat made by W.A. Hudson, Surveyor, in 1904, which plat is a resurvey of certain lots in a subdivision known as Morgan Hills the lot hereinafter described being a portion of Lot No. 82 of Morgan Hills as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A, at page 70, and having, according to a recent survey made by Pickell and Pickell, Engrs., March 14, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Parker Avenue at a point approximately 201 feet South of the Southeast corner of the intersection of Summitt Street and Parker Avenue, and running thence N. 85-30 E. 188 feet to a post; thence S. 13W. 62.5 feet to an iron pin; thence S. 82-15 W. 160 feet to a point on the east side of Parker Avenue; thence along the east side of Parker Avenue, N. 12-45 W. 70 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, 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 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.

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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