

STATE OF SOUTH CAROLINA

APR 20 11 17 AM '77

COUNTY OF GREENVILLE DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
COUNTY OF ORANGEBURG R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jr.

WHEREAS, we, Roy Gramling and Muriel S. Gramling,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Commercial Mortgage Company, Inc.

(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
Seven Thousand and No/100----- Dollars (\$ 7,000.00) due and payable
April 20, 1978

with interest thereon from date at the rate of nine per centum per annum, to be paid quarterly in the amount of \$157.50

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, Saluda Township, containing 46.68 acres, more or less, according to a plat of Land of Lee Berts Bristol, prepared by C. Ashley Abel, RLS, on February 13, 1973, and having the courses and distances set forth fully on said plat. The aforesaid plat being recorded in the RMC Office for Greenville County in Plat Book 4-Y at Page 72, and said tract being bounded by property of others as follows: Logging Road and McGee on the North; Altie H. Gosnell on the East and South; and Blue Ridge Scout Council and Carl Grady Howard on the West.

This Mortgage being junior to a certain Mortgage dated September 3, 1974 in favor of The Federal Land Bank of Columbia in the amount of \$21,500.

This being the identical property conveyed to Roy Gramling, et al by deed of Daniel B. Lockman, Jr. recorded in the R.M.C. Office for Greenville County in Deed Book 1006, Page 152.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Orange Township, School District 5, Orangeburg County, South Carolina, and being shown on a plat prepared for Roy M. Gramling, Jr., dated December 16, 1975, by J. J. Foy, R.L.S. and A. R. Parler, Jr., RLS, and recorded in Plat Book 42 at Page 123, containing 22 acres and being bounded and measuring on the Southwest by the Gramling Road, Road No. S-38-65, a distance of 269.16 feet and also bounded on the Southwest by a dirt road dividing this tract from lands of G., K.H., and Sheila Garrick a distance of 428.99 feet; on the Northwest by lot of Roy Ervin Gramling a distance of 310.4 feet; thence on the Southwest by lot of Roy Ervin Gramling a distance of 210 feet; thence on the Northwest by lands of M. Athell Garrick a distance of 781.24 feet; on the Northeast by lands of M. Athell Garrick a distance of 873.4 feet and on the Southeast by tract of Mary G. Hofer a distance of 1,151.94 feet.

This being the identical property as conveyed to Roy M. Gramling, Jr. by Mary G. Hofer dated March 1, 1976 and recorded by deed in the Clerk of Court's Office for Orangeburg County in Deed Book 423, Page 253.

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.

GREENVILLE, S.C.

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