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GREENVILLE CO. S. C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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WHEREAS, I, DONALD R. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto CURTIS T. BRIDGES

(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

according to the terms of the note for which this mortgage stands as security.

With interest thereon from _____ date 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 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 northern side of Gordon Street, being shown and designated as Lot No. 24 on plat of "Property of L. O. Patterson, Trustee", by Dalton & Neves, dated April, 1942, recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 128, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gordon Street, joint front corner of Lots Nos. 25 and 24, and running thence along the joint line of said lots, N. 17-49 W. 190.9 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 24; thence S. 80-13 W. 44.8 feet to an iron pin, joint rear corner of Lots Nos. 24 and 23; thence along the common line of said lots, S. 5-31 E. 191.7 feet to an iron pin on the northern side of Gordon Street; thence along the northern side of Gordon Street, N. 79-35 E. 75 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Curtis T. Bridges, dated September 12, 1977, to be recorded simultaneously herewith.

The mortgagee's address is: 96 Gordon Street Extension, Greenville, South Carolina, 29611.

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 installed, connected, or fastened thereon in any manner, it being the intention of the parties hereto that all fixtures and improvements, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and authority 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 Mortgagee also covenants to warrant and defend unto the Mortgagor, his heirs and assigns the said premises unto the Mortgagee, its heirs and assigns forever.

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