

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
APR 2 12 51 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1537 68

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James L. Trotter

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

J. C. PERRY,
202 Carolina Ave
Greenville, S.C. 29651

(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

Two Thousand Four Hundred and no/100----- Dollars (\$2,400.00) due and payable at Eighty Dollars and no/100 (\$80.00) Dollars per month beginning thirty (30) days from date and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of n/a per centum per annum, to be paid: no interest

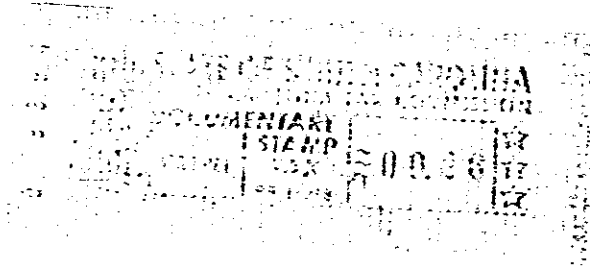
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Lots No. 58 and 59 of a subdivision known as Holly Vista, as shown by a Plat thereof, dated February, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book BB, at page 191, and having according to said Plat the following description, to-wit:

BEGINNING on Woodbriar Road at an iron pin at joint front corners of Lots 57 and 58 and running thence 130.8 feet, more or less, with the line of said Road to an iron pin, at front corner, of lot 59; running thence 172.3 feet more or less, along the side line of lot 59 to an iron pin at joint rear corners of lots 59 and 60; running thence 67.3 feet, more or less, with the side line of lot 60 to an iron pin at joint corners of lots 57, 58 and 60; running thence 165.8 feet, more or less, with the side line of lot 57 to the iron pin at joint front corners of lots 57 and 58 on Woodbriar Road, the point of beginning.

This conveyance is the identical property conveyed to James L. Trotter by deed of George M. Easler and Mamie Ruth Easler, to be recorded herewith



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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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