

MORTGAGE OF REAL ESTATE

1574-028

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE S.C.
WILLIAMS SLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WILLIAM RUSH TRAMMELL,

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

(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 SIXTY-FIVE THOUSAND AND NO/100

Dollars (\$ 65,000.00) due and payable

in 59 payments at \$1,129.69 per month, applied first to interest, then to principal, beginning August 7, 1982, and a final 60th payment equalling the unpaid balance

with interest thereon from date at the rate of 17% per centum per annum, to be paid: monthly

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, in Saluda Township, containing 15 acres more or less, and having according to a plat of the Property of William Rush Trammell made by Jones Engineering Service, May 9, 1966, the following metes and bounds, to wit:

BEGINNING at stake on county road, corner now or formerly Dysart land, and running thence N. 44-00 E. 490.4 feet to stake; thence S. 82-00 E. 1273.8 feet to stake in branch near large poplar; thence S. 63-30 W. 542.5 feet to stake; thence S. 45-00 W. 524.0 feet to stake on county road; thence N. 74-00 W. 179.5 feet to stake; thence N. 67-00 W. 254.5 feet to stake; thence N. 51-30 W. 238.9 feet to stake; thence N. 44-00 W. 191.4 feet to stake, the beginning point.

This being the same property conveyed to the mortgagor herein by deed of B H. Trammell on May 13, 1966, in Deed Book 799, page 116.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

This is a second mortgage being junior to the first mortgage held by the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, in the original sum of \$11,500.00, recorded July 14, 1966, in the RMC Office for Greenville County in Mortgage Book 1035, page 499, on which there is approximately now due the sum of \$8,419.31.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 17 1982
TX
PL 10213
2.800

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 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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