

MORTGAGE OF REAL ESTATE  
GREENVILLE

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

AUG 15 12 29 PM '83

MORTGAGE OF REAL ESTATE

DONNIE R. H. TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, 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-TWO THOUSAND AND SIXTY FIVE AND 92/100 - - Dollars \$ 62,065.92 - due and payable  
180 payments at \$999.52 per month, commencing 30 days from date, and continuing in a like amount until paid in full

with interest thereon from date at the rate of 13% / to 2.00%, plus our Banks prime rate variable rate to be adjusted quarterly 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 him for the Mortgagor's account for taxes, insurance, premiums, poll taxes, 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, as well as 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 Mortgagee as hereinafter recited, and to be paid by the Mortgagor, 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, whether 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 on May 9, 1966, the following metes and bounds, to wit :

BEGINNING at a stake on County Road, corner now or formerly of Dysart land and running thence N. 44-00 East 490.4 feet to stake; thence S. 82-00 East 1,272.8 feet to stake in branch near large poplar; thence S. 63-30 West 542.5 feet to stake; thence S. 45-00 West 524.0 feet to stake on County Road; thence N. 74-00 West 179.5 feet to stake; thence N. 67-00 West 254.5 feet to stake; thence N. 51-30 West 238.9 feet to stake; thence N. 44-00 West 191.4 feet to stake, the beginning corner.

This being the same property conveyed to William Rush Trammell by deed of B. H. Trammell on May 13, 1966 and recorded in Deed Book 799, at page 116.

This is a second mortgage and is 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, at page 499

"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."

*[Faint, illegible text, possibly a signature or stamp]*

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now or hereafter be due, 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, if and so long as 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 the day that it has good right and is lawfully seized to sell, convey, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof

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