

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 5 4 24 PM 1965 MORTGAGE OF REAL ESTATE

BOOK 1009 PAGE 595

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ELLIE B. NORTH
R.M.C.

WHEREAS, JOE E. GIRARDEAU AND GEORGE M. GIRARDEAU, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. EUGENE TRAMMELL

(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

_____ Thirty Thousand and No/100_____ Dollars (\$ 30,000.00) due and payable

Three Hundred Fifty (\$350.00) Dollars on the 1st day of November, 1965, and Three Hundred Fifty (\$350.00) Dollars on the 1st day of each month thereafter until paid in full

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: annually.

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, Greenville Township, situate lying and being on the Buncombe Road near the City of Greenville, South Carolina, and according to a plat of C. B. Dawsey, dated June, 1947, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Buncombe Road and Morris Street and running thence along Morris Street S. 79-30 E. 100 feet to an iron pin; thence S. 11 W. 111.5 feet to an iron pin; thence N. 11-80 W. 100 feet to an iron pin on Buncombe Road; thence along Buncombe Road N. 11 E., 114 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, which is 100 feet East along Morris Street from the South east corner of intersection of Buncombe Road and Morris Street; thence along Morris Street 50 feet to an iron pin; thence S. 15-20 W. 59.8 feet to an iron pin; on same line as cemetery lot; thence S. 11-30 W. 49 feet to an iron pin corner of Cemetery lot; thence N. 80-30 W., 45 feet to an iron pin back corner of Service station lot; thence N. 11 E. 111.5 feet with back line of service station lot to iron pin on Morris Street, the point of beginning.

Together with all and singular rights, members, herditaments, 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.