

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

MORTGAGE OF REAL ESTATE

AUG 8 11 58 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS,

DOYLE E. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto HUMBEL OIL AND REFINING COMPANY

(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 Ten Thousand and No/100

Dollars (\$10,000.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date at the rate of $6 \frac{3}{4}$ 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:

Being known and designated as Lot No. 36, Section "D", as shown on final plat of Riley Estate, prepared by Webb Surveying and Mapping Company, dated July 1964, and recorded in RMC Office for Greenville County in Plat Book BBB, at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Riley Road at joint front corner of Lots Nos. 35 and 36 and running thence with line of Lot No. 35 N. 64 W. 170.5 feet to an iron pin; running thence with the rear line of Lot No. 40 S. 20 W. 100.6 feet to an iron pin at joint lower corner of Lots Nos. 36 and 37; running thence with line of Lot No. 37 S. 64 E. 160 feet to an iron pin on western side of Riley Road; running thence with the western side of Riley Road N. 26 E. 100 feet to point of beginning.

This is the same property conveyed to the mortgagor by W. M. Rose by his deed dated May 8, 1970, to be recorded herewith in REM Book 890, at Page 243.

The lien of this mortgage is inferior to lien of mortgage given by W. M. Rose to Carolina Federal Savings and Loan Association recorded in REM Book 973, at Page 31, in the Office of the RMC for Greenville County, South Carolina.

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.