

FILED
GREENVILLE CO. S. C.

1976 399

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 20 1 59 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald R. Trammell, d/b/a Collegiate Import, Ltd.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Audrey F. Bowlin

(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 Seven Thousand and No/100-----

----- Dollars (\$ 7,000.00) due and payable

on or before July 15, 1976.

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid at same time as principal.

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 shown and designated as a portion of Lot No. 7 on a plat entitled "Property of W. D. Workman" by C. M. Furman, Jr., Engineer, dated March 24, 1924, and recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 288, and a portion of Lot No. 2 on a plat designated "Property of Wilkins Norwood", dated April 11, 1950, by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County in Plat Book X at Page 189 (said Lot No. 2 is also shown as a portion of certain lots shown on the aforementioned plat entitled "Property of W. D. Workman" recorded in Greenville County Plat Book F at Page 288), and having the following metes and bounds, to-wit:

BEGINNING at a pin on the south side of Gordon Street at a point S. 80-08 W. 38.35 feet from Link Street, and running thence S. 9-25 E. 89.9 feet to a pin; thence S. 76-14 W. 25.8 feet to an iron pin; thence S. 10-41 W. 112.9 feet to an iron pin; thence N. 85-56 W. 48.2 feet to an iron pin; thence N. 10-33 E. 198.2 feet to an iron pin in drain ditch on the south side of Gordon Street; thence along the south side of Gordon Street, N. 80-08 E. 43.7 feet to the beginning corner.

This being the identical property conveyed to the mortgagor herein by the mortgagee herein by deed of even date and to be recorded herewith.



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 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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