

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
OCT 2 11 14 AM '79  
DONNIE TANKERSLEY  
R.M.C.

BOOK 1483 PAGE 91

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY F. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE S. RAINEY

(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 Three Thousand Five Hundred and no/100ths Dollars (\$ 3,500.00 ) due and payable

in accordance with the terms of the promissory note dated October 1, 1979

~~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:~~

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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 property of Billy F. Trammell according to plat of same made June 30, 1973, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Carr Road, at joint corner with other property of purchaser and running through Carr Road S. 11-20 E. 120 feet to a point; thence continuing through Carr Road S. 23-35 E. 300 feet to a point in Ray Road; thence through Ray Road N. 72-00 E. 416.3 feet to a nail in Ray Road; thence along property of Ralph W. & J. Ansel Blakely N. 15-55 E. 451.8 feet to an iron pin; thence N. 82-58 W. 259.6 feet to an iron pin; thence S. 5-33 E. 273.6 feet to an iron pin; thence N. 80-46 W. 438.3 feet to an iron pin; the point of beginning, being 4.6 acres more or less.

This is the identical property conveyed to the mortgagor herein by deed of George S. Rainey of even date to be recorded herewith.

GCTO  
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STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
RECEIVED  
OCT 2 1979

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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