

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANNERSLEY
R.M.C.

JAN 29 2 30 PM '81

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, BEN F. YATES and LUCY C. YATES

(hereinafter referred to as Mortgagor) is well and truly indebted unto KATHERINE I. TRAMMELL a/k/a
IRENE M. 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 NINETEEN THOUSAND, FIVE HUNDRED and No/100-----

Dollars (\$ 19,500.00) due and payable

in 60 equal monthly installments of Four Hundred and Thirty Three and 77/100(\$433.77) Dollars each, beginning October 1, 1981, and continuing in like amount on the first day of each month thereafter until paid in full.

with interest thereon from October 1, 1981 at the rate of 12% per centum per annum, to be paid: annually by amortization.

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, at the southwest corner of Traction Street and Dorsey Boulevard, near the City of Greenville, being shown and designated as Lot No. 329 on a plat of Section # 2, ABNEY MILLS, Brandon Plant, recorded in Plat Book QQ at Page 59, and described as follows:

BEGINNING at an iron pin at the southwest corner of Traction Street and Dorsey Boulevard, and running thence with the southern side of Traction Street, N. 68-23 W. 124.4 feet to an iron pin at the joint front corner with Lot 328; thence with the line of said lots, S. 44-00 W. 120 feet to an iron pin at the corner with Lot 330; thence with the line of said lots, S. 46-00 E. 54.3 feet to an iron pin on Dorsey Boulevard; thence with the northwest side of said Boulevard, N. 56-44 E. 80.7 feet and N. 69-48 E. 98.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagee herein, dated January 29, 1981, and recorded simultaneously herewith.

Mortgagee's address: 6 North Florida Avenue, Greenville, S. C., 29611.

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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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