

Prepared by Sidney J. Lay, Attorney at Law, 111 West Street, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

## Mortgage of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, Greenville Office Supply Co., Inc.

hereinafter referred to as Mortgagor is well and truly indebted unto Alvin 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 **Eighteen Thousand Three Hundred Fifty and 41/100 (\$18,350.41)**  
due and payable:  
on or before three (3) years from date hereof, -----

with interest thereon from date at the rate of **eight (8%)** 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 those certain pieces, parcels, or lots of land in the City of Greenville, County of Greenville, State  
of South Carolina, on the northerly side of East Stone Avenue, being shown and designated as Lots Nos.  
18 and 19, on plat of Property of Mountain City Land & Improvement Company, recorded in the RMC  
Office for Greenville County, S. C., in Deed Book "VV", at Pages 542-543, said lots having the  
following metes and bounds, when described together, to wit:

BEGINNING at an iron pin on the northerly side of East Stone Avenue, joint front corner of Lots Nos.  
17 and 18, and running thence with the joint lines of said lots, N. 16-33 E. 207.6 feet to an iron pin;  
thence S. 73-00 E. 109 feet to an iron pin at corner of Lot No. 20; thence with line of Lot No. 20,  
S. 16-35 W. 206.5 feet to an iron pin on the northerly side of East Stone Avenue; thence with the  
northerly side of East Stone Avenue, N. 73-00 W. 109 feet to the point of BEGINNING.

This is a second mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or 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 encum-  
brances 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 claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mort-  
gagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein.  
This mortgage shall also secure the Mortgagee for any further loans, advances, ready moneys or credits that may be made hereafter to the  
Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face  
hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mort-  
gagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required  
from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the  
mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies  
and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable  
to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of  
any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss  
directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan,  
that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option,  
charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposi-  
tions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mort-  
gaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees  
that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chancery or otherwise,  
appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents,  
issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and  
after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue  
of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the notes secured thereon, at the  
option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this  
mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee  
become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or  
any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by  
the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the  
Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

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