

DEC 31 12 46 PM '75

BOOK 1357 PAGE 77

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, John J. Trammell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Co., Inc.

(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 **Fifty-Five Thousand Five Hundred Seventeen and 92/100**----- Dollars (\$ 55,517.92) due and payable **six (6) months from date;**

with interest thereon from **date** at the rate of **eight** per centum per annum, to be paid: **SIX (6)** months from date.

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

ALL those certain pieces, parcels or lots of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 13, 31, 35, 66, 99, and 100, as shown on a plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, and revised December, 1973, which plat is recorded in the RMC Office for Greenville County, S. C. in Plats Book 4X, Page 60, and having such metes and bounds as shown thereon.

ALSO: All those certain pieces, parcels or lots of land situate, lying and being in Greenville County, S. C., being known and designated as Lots Nos. 5 and 6 of a subdivision known as River Downs according to a plat thereof prepared by Piedmont Engineers, Architects & Planners dated July 17, 1974 and recorded in the RMC Office for Greenville County, S. C. in Plats Book 4-R, Pages 75 and 76, and having such metes and bounds as shown thereon.

Each lot listed hereinabove can and will be released from the lien of this mortgage upon the payment of Eight Thousand Two Hundred (\$8,200.00) Dollars per lot.



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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