

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, Ralph C. Trammell and Ennis Smith, are well and truly indebted to Sitton Buick Company, Inc., of Greenville, S. C.

sum of Ten Thousand and No/100 - - - - - in the full and just (\$10,000.00) Dollars. in and by our certain promissory note in writing of even date herewith, due and payable as follows: in three (3) equal annual instalments, first to be due one (1) year from date, the second payment two years from date and the balance to be paid three years from date; the mortgagors shall have the right of anticipating the payment of the principal amount of this mortgage at any time before maturity,

with interest from date at the rate of four (4%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Ralph C. Trammell and Ennis Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Sitton Buick Company, Inc. of Greenville, S. C., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Two of the City of Greenville on the north side of East Stone Avenue, and being known and designated as Lot No. 21 of a subdivision of the property of Mountain City Land and Improvement Company as shown on plat thereof recorded in the R. M. C. office for Greenville County in Deed Book VV, at page 542, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Stone Avenue at the corner of Lot No. 22, which point is 163-1/2 feet west of the intersection of Stone Avenue and Bennett Street, and running thence along the north side of East Stone Avenue, N. 72-40 W. 54-1/2 feet to an iron pin at the corner of Lot No. 20; thence along the line of said Lot No. 20, N. 17-20 E. 206-1/2 feet to an iron pin at the rear corner of said lot; thence S. 72-40 E. 54-1/2 feet to an iron pin, rear corner of Lot No. 22; thence along the line of that lot, S. 17-20 W. 206-1/2 feet to the beginning corner. Being the same conveyed to us by Sitton Buick Company, of Greenville, S. C. by deed dated February 25, 1955, not yet recorded.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Sitton Buick Company, Inc., of Greenville, S. C., its successors, Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.