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First Mortgage on Real Estate

MORTGAGE OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B.J. TRAMMELL AND B.F. TRAMMELL (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Two Thousand Five Hundred and No/100ths-----**
DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of **six and one-half--**
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
February 1, 1975

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being **on the Southern side of Fourth Street and on the Northern side of West Main Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 and a portion of Lot No. 2 of Block A as shown on a plat of Woodville Heights No. 2, prepared by W.J. Riddle, Surveyor, dated December, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L at page 15, and having according to said plat the following metes and bounds:**

BEGINNING at an iron pin on the Southern side of Fourth Street at the joint front corner of Lots Nos. 2 and 3, and running thence with the Southern side of Fourth Street N. 71-30 W. 147.9 feet to an iron pin on the Eastern edge of the P & N Railroad right of way; thence with the Eastern edge of said right of way S. 6-30 W. 172.3 feet to an iron pin on the Northern side of West Main Street; thence with the Northern side of West Main Street S. 56-35 E. 99.4 feet to an iron pin; thence a new line through Lot No. 2 N. 24-30 E. 195 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Guy A. Gullick, Judge of the Court of Probate, dated December 2, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 424 at page 546, LESS those portions thereof conveyed to Allen E. Vaughn by deed dated September 16, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 535 at page 33, and by deed dated September 16, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 537 at page 261.