

FILED
GREENVILLE CO. S. C.
BOOK 1096 PAGE 311
JUN 28 4 38 PM 1968

First Mortgage on Real Estate

OLLIE FARNWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. HARRISON TRAMMELL, JR.

(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 FORTY THOUSAND AND NO/100THS-----

DOLLARS (\$40,000.00), 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,
July 1, 1978

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 Eastern side of Old Grove Road near the City of Greenville, County of Greenville, State of South Carolina, being a portion of the property shown on a plat prepared by W. J. Riddle, Surveyor, dated January 1, 1937, entitled "Property of S. L. Styles", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W at page 65, and having according to a more recent plat prepared by Piedmont Engineers and Architects, dated January 5, 1968, entitled "Property of W. Harrison Trammell, Jr.", the following metes and bounds:

BEGINNING at an iron pin in the center of Old Grove Road, which iron pin is located 137 feet in a Northerly direction from the joint corner of other property of the mortgagor herein and property now or formerly of B. C. Trammell and running thence with the line of other property of the mortgagor herein S. 83-31 E. 411.2 feet to an iron pin; thence continuing with the line of other property of the mortgagor herein N. 1-35 E. 543 feet to an iron pin; thence still continuing with the line of other property of the mortgagor herein N. 82-00 W. 439 feet to an iron pin in the center of Old Grove Road; thence with the center line of Old Grove Road S. 1-10 E. 557.6 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Mary K. Styles, individually and as executrix, dated September 12, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 391 at page 109.

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FOR SATISFACTION TO THE MORTGAGEE SEE
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