

FILED
GREENVILLE CO. S. C.

BOOK 1169 PAGE 283

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 13 2 54 PM '70
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALLEN W. RAINEY & SHIRLEY G. RAINEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. 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 One Thousand Nine Hundred Fifty and No/100----

Dollars (\$ 1,950.00) due and payable
in monthly installments in the sum of \$100.00 each commencing on January 15, 1971, and on the 15th day of each month thereafter in the sum of \$100.00, all payments to apply to principal, with interest due and payable in addition to principal to be computed and paid each year on the principal balance due, commencing October 13, 1971, with balance including principal and interest being due and payable in full on September 15, 1972,
with interest thereon from date at the rate of 6, 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 that piece, parcel or lot of land with improvements thereon, situate, lying and being on the Southeastern side of Millbrooke Court in Greenville County, South Carolina, being shown and designated as Lot 18 on a Plat of PINE KNOLL FOREST made by Carolina Engineering & Surveying Company dated November 26, 1962, and recorded in the RMC Office for Greenville County, S. C., in Plat Book XX, page 187, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is a purchase money mortgage and is junior in lien to a note and mortgage of even date herewith given by the Mortgagors herein to Carolina Federal Savings & Loan Association in the original sum of \$19,000.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 651

SATISFIED AND CANCELLED OF RECORDS

4 DAY OF Oct. 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:48 O'CLOCK P M. NO. 9791