

MORTGAGE OF REAL ESTATE

REC-1184 PAGE 349

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
1979
OCT 13 PM 1:30
ERSLEY

S. C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Betty M. Trammell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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

Ten thousand five hundred and 00/100-----Dollars (\$ 10,500.00) due and payable
in full 180 days from date

with interest thereon from date at the rate of 15 per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, 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 Greenville, being known and designated as a portion of Lot No. 67 in DUKELAND PARK, according to a plat recorded in the RMC Office for Greenville County in Plat Book J at pages 220 and 221, and according to a more recent survey made by Jones Engineering Service dated February 5, 1970 and recorded in said RMC Office in Plat Book 4D at page 137E, the property is described as Lot No. 67-A, as follows:

Beginning at an iron pin at the intersection of McMakin Drive and Tindal Road and running thence with McMakin Drive, S. 81-32 E. 186 feet to an iron pin, the joint front corner of Lots 67-A and 67-B; thence N. 7-28 E. 82 feet to a point in the center of Langston Creek (offset at 10 feet by an iron pin on the southern side of Langston Creek); thence with the center line of the creek, the meanders of which is S. 80-54 W. 191 feet to a point on Tindal Road (offset on the southern side of Langston Creek at 10 feet by iron pin); thence with Tindal Road, S. 19-20 W. 25 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Davidson's Inc. dated August 6, 1970 and recorded in the RMC Office for Greenville County in Deed Book 895 at page 474.

THIS IS A SECOND MORTGAGE, junior in lien to that certain mortgage given by Betty M. Trammell to First Federal Savings and Loan Association being recorded in the RMC Office for Greenville County in Mortgage Book 1168 at page 562 on October 7, 1970.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

COPIES 1 OCT 15 79 695

STATE OF SOUTH CAROLINA
DOCUMENTARY
OCT 15 1979
TAX

4.0001

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.

0349

4328 RV-2