LAW OFFICES OF

LATHAN, FAYSSQUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. E. Trammell and Betty B. 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

Seventeen thousand two hundred eighteen and 32/100----
Seventeen thousand two hundred eighteen and 32/100-----
Journal of the sum of

according to the terms thereof, said note being incorporated herein by reference

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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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 36-B according to a plat of property of D. U. Mauldin prepared by C. C. Jones, Engineer, November 12, 1960, and recorded in the RMC Office for Greenville County in Plat Book WW at page 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Longforest Drive at the joint corner of Lots 36-A and 36-B; thence along the joint line of said lots S. 0-15 W. 415.6 feet to a point in a branch at the joint rear corner of said lots; thence along the branch as the property line, N. 85-46 W. 93 feet, more or less, to a point; thence N. 0-15 E. 409 feet to an iron pin on the southern side of said Longforest Drive; thence along the southern side of said Longforest Drive, S. 89-45 E. 93 feet to the point of beginning.

This is a second mortgage, junior in lien to that certain mortgage given to First Federal Savings and Loan Association and being recorded in the RMC Office for Greenville County on October 1, 1963 in Mortgage Book 936 at page 139.

This is the same property conveyed to the mortgagors by deed of Spann H. Aiken and Frances W. Aiken dated September 25, 1963 and recorded in the RMC Office for Greenville County in Deed Book 732 at page 530.

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

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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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