MORTGAGE OF REAL ESTATE

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CO. S. C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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WHEREAS, Lowell E. Trammell and Betty M. Trammell

COUNTY OF GREENVILLEY GNN.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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, in Paris Mountain Township, being known and designated as Lot No. 36A, according to a plat of property of D. U. Mauldin prepared by C. C. Jones, Engineers, 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 front corner of Lots 36A and 36B and running along the joint line of said lots S. 0-15 W. 415.6 feet to an iron pin on a branch, the joint rear corner of Lots No. 36A and 36B; thence along said branch representing the line, S. 85-46 E. 48.9 feet to a spring; thence N. 67-43 E. 47.3 feet to an iron pin; thence N. 0-15 E. 400.8 feet to an iron pin on the southern side of siad Longforest Drive; thence with the southern side of said Longforest Drive N. 89-45 W. 92 feet to the point of beginning.

This is a second mortgage, junior in lien to that certain mortgage given by James N. McConnell to NCNB Mortgage South, Inc. being recorded in the RMC Office for Greenville County on July 19, 1978 in Mortgage Book 1438 at page 589, said mortgage being subsequently assigned to Colonial Mortgage Company by assignment recorded in said RMC Office in Mortgage Book 1502 at page 665 on May 8, 1980.

This is the same property conveyed to the mortgagors by deed of Gordon E. Mann recorded in the RMC Office for Greenville County in Deed Book 1113 at page 691 on October 16, 1979.

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

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