

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

BOOK 1536 PAGE 871

APR 11 11 31 AM '81
JOHN S. BANKERSLEY
R.M.C.

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

WHEREAS, CHALMERS EUGENE TROUTMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. T. BULLOCK AND MAYNA CLARK BULLOCK

(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 Two Thousand Five Hundred and No/100

Dollars (\$ 2,500.00) due and payable

in accordance with terms of note of even date herewith

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

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 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 the City of Greenville on the south side of Laurens Road, being known and designated as Lot 56 of a subdivision known as Glenn Grove Park as shown on a plat thereof prepared by R. E. Dalton, Engineer, May, 1924, and recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 233 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Laurens Road, corner of Lot 57 and running thence along the line of Lot 57 S. 15-48 W., 165.6 feet to a point in the line of Lot 54; thence along the line of the last mentioned lot S. 74-12 E., 50 feet to the corner of Lot 55; thence along the line of this lot N. 15-48 E., 164.5 feet to an iron pin in the line of Laurens Road; thence along the line of said road, N. 73 W., 50 feet to the beginning corner; subject, however, to a right-of-way heretofore granted to the South Carolina State Highway Department for the purpose of widening Laurens Road.

This is the same property conveyed to the mortgagor by mortgagees recorded in the R.M.C. Office for Greenville County on ~~March~~ / , 1981, in Deed Book 145, Page 438.

This mortgage is junior in lien to that certain mortgage of mortgagor to mortgagees recorded in the R.M.C. Office for Greenville County on ~~March~~ / , 1981, in Real Estate Mortgage Book 1536, Page 368.

This mortgage cannot be assigned or assumed without the prior written consent of the Mortgagees.

REC- S.C.T.C. --- 1 AP. 181 021

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STAMP
R.M.C.

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.

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