

AUG 7 3 07 PM 1963

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

931 55

WHEREAS, JAMES H. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELOISE M. BAILEY

(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 one year after date

November 6, 1963

with interest thereon from ~~date~~ at the rate of six (6%) 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, its successors and assigns:

All that lot of land, together with buildings and improvements now or hereafter erected thereon, situate on the northeastern side of Pine Knoll Drive in Chick Springs Township, Greenville County, South Carolina, being known and designated as Lot No. 7 on a Plat of the Property of Eloise M. Bailey, Section 1, made by Dalton & Neves, Engineers, dated May, 1961, and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Pine Knoll Drive at the joint from corner of Lots Nos. 6 and 7, and running thence with the northeastern side of Pine Knoll Drive N. 41 W., 75 feet to an iron pin; thence with the curve of the intersection of Pine Knoll Drive with an unnamed street, the chord of which is N. 4 E., 35.3 feet to an iron pin on the western side of said unnamed street; thence with the western side of said unnamed street N. 49 E., 22 feet to an iron pin; thence continuing with the western side of said unnamed street N. 63-29 E., 71.8 feet to an iron pin; thence continuing with the western side of said unnamed street N. 77-55 E., 38.2 feet to an iron pin; thence S. 41 E., 63.6 feet to an iron pin; thence with the line of Lot No. 6, S. 49 W., 150 feet to an iron pin, the beginning corner.

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.

*See Substantiation See on E. M. Bailey 132, 133, 134, 135, 136*

*Paid in full this date*

*Feb. 10, 1964*

*Eloise M. Bailey*

*Witness: Ruth Garrett*