COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BUUM 933 MAGE 305

WHEREAS, We, J. Kenneth Ward and Hazel Elaine Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. C. Trammell

SEP. 5 11 17 AV 1963

(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 Three Thousand and 00/100 - - - - Dollars (\$ 3,000.00) dust and payable

in equal annual installments of Four Hundred, Eighty (\$480.00) and 00/100 Dollars, beginning on the 1st day of September, 1964 and continuing on each 1st day of September thereafter

with inverest thereon from date at the rate of four (hv) per centum per annum, to be paid: with the principal phymonism

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advenced 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 gaid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has grant-led, bargained, sold and released, and by those presents does grant, bargain, sell and release unto the Mortgagoe, its successors and asserted.

"ALL that certain piece, parcel or lot of fand, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot No Sixty-three (63) of Soction I of Cak-Crest, as shown by a plat made by C. C. Jones Engineers, and recorded in the Greenville County R. M. C. Office in Plat Pook 96 at pages 130 and 131, and having according to smid plat, the following moves and bounds;

PEGINUTIO at a pin on the northern side of Lynhurst Drive at the corner of Lot No. 62 and running thence with the northern side of Lynhurst Drive N. 60-02 E. 60 feet to a pin; thence continuing with the northern side of Lynhurst Drive N. 60-02 E. 60 feet to a pin at the corner of Lot 119; thence with the line of lot 119 N. 7-20. N. 165. h feet to a pin in the rear line of Lot h5; thence with the rear line of Lots h5, h6 and h7 S. 60-02 W. 162.5 feet to a pin at the rear corner of Lot 62; thence with the line of Lots 62 S. 29-58 E. 150 feet to the beginning corner.

This mortrage is inferior to that certain first mortrage in favor of First Federal Savings and Loan Association of Greenville, S. C. recorded in the R. M. C. Office for Greenville County South Carolina in Mortgage Book 561 at page 394 and having a principal balance to date of \$7,622.29. This is a purchase money mortrage.



Together with all and singular rights, members, he itaments, and appurtenances to the same belonging in any was incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and ilighting pertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and ilighting 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 sold 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 liess and encumbrances and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liess and encumbrances and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liess and encumbrances and selection to sell and singular the said premises unto the except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the except as provided herein. The Mortgagor further covenants to warrant and forever lawfully claiming the same or any part thereof.