

P.O. Box 158  
Greenville, S.C. 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
APR 18 12 08 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, James Boyce Trammell and Susan Hines Trammell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances B. Mann and Minnie Rose B. Davis

(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 Thirty Thousand and Nine Hundred and No/100-----

(\$30,900.00) Dollars, with interest payment only due for 60 months from date at rate of 9% to be computed and paid monthly on the unpaid balance. At the end of 60 months after date, the entire principal amount shall be due and payable. The maker shall have the right to prepay the principal without fee or penalty, provided, however, the payments on principal shall be in multiples of \$100.00, payable quarterly after date, at the maker's discretion.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly on the unpaid balance.

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 Town of Simpsonville, being known and designated as Lot No. 19 of EASTVIEW HEIGHTS, as shown by plat thereof prepared by C. O. Riddle, dated June, 1958, and recorded in the RMC Office for Greenville County in Plat Book WW at Page 126, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Eastview Drive at the joint corner of Lot No. 18; thence S. 70-10 E. 178.8 feet to an iron pin; thence S. 6-51 W. 188 feet to an iron pin; thence N. 77 W. 243.8 feet to an iron pin at the rear corner of Lot 20; thence N. 13 E. 150 feet to an iron pin on the southern side of Eastview Drive; thence with the curve of Eastview Drive, the chord of which is N. 51-30 E. 74.8 feet, the beginning corner,

This being the same property conveyed to the mortgagors herein by deed of Frances B. Mann and Minnie Rose B. Davis, of even date, to be recorded herewith.

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2 5 0 0 0 0

DOCUMENTARY  
STAMP  
\$12.36

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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