MORTGAGE PE REAL ESTATE - GREENVILLE CO. S. C.

acex 1434 FASE 253

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SOUNDE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:

R.H.C

WHEREAS. WE, L. E. TRAMMELL AND BETTY B. TRAMMELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

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, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 36 B according to a plat of property of D. U. Hauldin prepared by C. C. Jones, Engineer, November 12, 1960, and recorded in the R.M.C. 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 corner of Lots 36 A and 36 B; thence along the joint line of said lots, S. 0-15 W. 415.6 feet to a point in a branch at the joint rear corner of said lots, thence along the branch as the property line, N. 85-46 W. 93 feet, more or less, to a point; thence N. 0-15 E. 409 feet to an iron pin on the southern side of said Longforest Drive; thence along the southern side of said Longforest Drive; S. 89-45 E. 93 feet to the point of beginning.

THIS is a second mortgage being subject to that first mortgage given to First Federal Savings and Loan Association and being recorded in the R.H.C. Office for Greenville County, in Mortgage Book 936 at Page 139, in the original amount of \$12,700.00.

THIS is the identical property conveyed to the Mortgagor by Deed of Spann H. Aiken and Frances W. Aiken being recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 732 at Page 530 on October 1, 1963.

MORTGAGEE'S ADDRESS:

P. O. Box 544

Travelers Rest, South Carolina 29690

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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 such fixtures and equipment, other than the Passal 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 heireinabove described it ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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