

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S.C.

WHEREAS, Loyd Curtis Trotter

JUL 11 4 32 PM 1963

(hereinafter referred to as Mortgagor) is well and truly indebted unto OLLIE FAIRFIELD

James B. Mainwaring

(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

Five Thousand Three Hundred Forty Nine and No/100 Dollars (\$ 5,349.00 ) due and payable

with interest at the rate of six (6%) percent to be computed annually from date hereof through March 31, 1981 and payable further \$100.05 on May 1, 1981 and \$100.05 on the first day of each month thereafter for a total of 149 equal monthly installments, the payment of \$100.05 to include both interest and principal. Upon the payment of the 149th payment, said note and mortgage to be paid in full, with the privilege of anticipation at any time.

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, on the easterly corner of the intersection of Tranquil Avenue and Lake Fairfield Drive, near the City of Greenville, S. C., being shown as Lot No. 41, Section 1, on the plat of Lake Forest as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Tranquil Avenue at the joint front corner of Lots Nos. 41 and 42, Section 1, and running thence along the northeasterly side of said Avenue N. 50-56 W. 110.7 feet to an iron pin at the intersection of Tranquil Avenue and Lake Fairfield Drive; thence around said intersection on a curve, the chord of which is N. 6-00 W. 35.3 feet to an iron pin on the southeasterly side of Lake Fairfield Drive; thence along the southeasterly side of Lake Fairfield Drive N. 38-55 E. 54.7 feet to an iron pin; thence continuing along the southeasterly side of said Drive N. 50-14 E. 80.3 feet to an iron pin, joint corner of Lots Nos. 40 and 41; thence along the joint line of said Lots S. 51-30 E. 144 feet to an iron pin, joint corner with Lot No. 42; thence along the line of Lot No. 42 S. 47-37 W. 161.4 feet to the point of Beginning.

Together with all and singular rights, members, herditaments, 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.