

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 19 12 21 PM '72
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1237 PAGE 165

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Phillip K. Trammell, Jack H. Lynn and W. Richard James

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank

(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-one Thousand and no/100

Dollars (\$ 31,000.00) due and payable

ninety (90) days from date of this instrument

with interest thereon from date at the rate of eight 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 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, near the City of Greenville, on the Southeastern side of Wade Hampton Boulevard (U.S. Highway No. 29), being known and designated as the western one-half of Lot No. 19 as shown on plat entitled "Estate of Vance Edwards", dated December, 1946, prepared by Dalton & Neves, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at pages 128 and 129, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southeastern side of the right of way for Wade Hampton Boulevard (U.S. Highway No. 29) at the joint front corner of the premises herein described and property now or formerly of Robert J. Edwards and running thence with the line of property now or formerly of Robert J. Edwards S. 47-15 E. 328 feet to an iron pin on the Western side of East Lee Road; thence with the Western side of East Lee Road N. 72-33 E. 57.97 feet to an iron pin; thence with a new line through the Western one-half of Lot No. 19 S. 47-15 E. 357 feet to an iron pin on the Southeastern side of the right of way for Wade Hampton Boulevard (U.S. Highway No. 29); thence with the Southeastern side of the right of way for Wade Hampton Boulevard (U.S. Highway No. 29) S. 42-52 W. 50 feet to the point of beginning.

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.