

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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

FILED
APR 9 10 40 AM '76
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, William F. Jarvis, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis C. Black and Thelma R. Trammell

(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 One Thousand Six Hundred Fifty and NO/100-----

----- Dollars (\$1,650.00) due and payable

in equal monthly installments of Sixty-five and No/100 (\$65.00) Dollars each said payments to be applied first to interest and then to principal

with interest thereon from date at the rate of eight per centum per annum, to be paid: Monthly

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, Greenville Township, about two miles west of the Greenville County Courthouse and known and designated as Lot No. 44 as shown by reference to that certain plat of property designated City View; said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, at Page 460 and 461; said lot having a frontage of 50 feet on the eastern side of Henderson Street with a depth of 150 feet to a ten-foot alley.

This being the same property conveyed to Rush H. Trammell and Lewis C. Black as will appear by refernece to that certain deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 598, at Page 36; the said Rush H. Trammell died testate on January 28, 1970 leaving as his sole heir at law, Thelma R. Trammell, as will appear by reference to that certain Probate File of Rush H. Trammell recorded in the Probate Court for Greenville County, South Carolina in Apartment 1115, at File 5.



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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