

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 18 1 53 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, Ida Mae Kramer

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

Southern Bank and Trust Company, its successors and assigns forever,

(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

Ninety Three Hundred Fourteen and 76/100 -----Dollars (\$ 9,314.76 ) due and payable

in 84 monthly installments of \$110.89 commencing on the 1st day of November, 1974 and on the same date of each successive month thereafter until paid in full

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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:

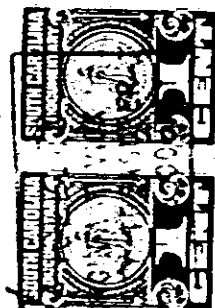
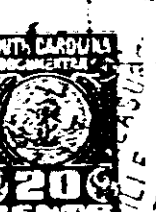
ALL <sup>those</sup> certain piece, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of U. S. Highway #276, in the City of Travelers Rest, being shown when combined as lot #2, Block 3, Page 489, of the County Block Book and being more particularly described as follows:

BEGINNING at the northeastern corner of lot #6, 50 feet south from Anderson's brick store, and running thence S. 2-1/2 E. 150 feet to stake; thence N. 87-1/2 E. 158 feet to stone; thence N. 2-1/2 W. 100 feet to stake on the northeastern corner of lot #7; thence S. 87-1/2 W. 8 feet to stake; thence N. 2-1/2 W. 50 feet to stone; thence S. 87-1/2 W. 150 feet to the beginning corner.

ALSO, all that other adjoining tract described as follows:

BEGINNING at an iron pin near the Old Guard House, and running thence S. 2-1/2 W. 152 feet to pin; thence N. 87-1/2 E. 194 feet to pin on branch; thence down the branch as the line N. 15 E. 126 feet to pin; thence N. 79-1/2 W. 158 feet, more or less, to the beginning corner.

Being the same premises conveyed to Harry H. Kramer by deed recorded in the R. M. C. Office for Greenville County in Deed Book 258 at Page 177, and devised to the mortgagor by the Will of Harry H. Kramer as filed in Apartment 719, File 15 in the Office of the Probate Court for Greenville County and devised to the mortgagor hereby by Elmer R. Kramer by Will filed in Apartment 1224, File 18 of the Probate Court.



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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