

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

1972 4 27 TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TANKERSLEY  
S.A.D.

WHEREAS, Charles R. Trammel

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Co., Inc.

(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

Twenty-Five Thousand Five Hundred & No/100----- Dollars (\$ 25,500.00 ) due and payable six months from the date hereof;

with interest thereon from date at the rate of eight per centum per annum, to be paid: at the time of and in addition to payment toward principal.

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, being known and designated as Lots Nos. 7, 9 and 26 of a subdivision known as RIVER DOWNS according to a plat thereof prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the R.M.C. Office for Greenville County, S. C. in Plats Book 4-R, at Pages 75 and 76, and having such metes and bounds as shown thereon.

Being the identical property conveyed to me by deeds recorded in Deeds Book 1028, at Page 72; Book 1028, at Page 71; and Book 1029, at Page 717 of the R.M.C. Office for Greenville County, S. C., respectively.

This is a second mortgage as to each lot.

The lien of the within mortgage may be released from any individual lot upon the payment of the release price of Eight Thousand Five Hundred (\$8,500.00) Dollars plus accrued interest on said sum.



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.

0.979

4328 RV-2