

BOOK 1504 PAGE 246

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OFFICE OF THE CLERK OF COURTS  
SOUTH CAROLINA

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

2 47 PM '80

CLERK OF COURTS  
MORTGAGE

27378 - C.A.S. Jr.  
Chester A. Smith, III  
466-1-4.2

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHESTER A. SMITH, III

and MARGARET E. SMITH (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto MARGARET B. TRAMMELL and THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA as Co-Executors and Trustees under the Will of W. Harrison Trammell, Jr. (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 Twelve Thousand and no/100

-----DOLLARS (\$ 12,000.00 ),  
with interest thereon from date at the rate of 13 per centum per annum, said principal and interest to be repaid: in equal monthly installments of One Hundred Thirty-Two and 75/100 (\$132.75) Dollars commencing on the 30th day of June, 1980 and continuing the same date of each month thereafter until May 30, 1982 at which time the entire remaining balance of principal and interest will be due and payable in full.

RECORDED IN DEED BOOK 1504 PAGE 246  
GREENVILLE, SOUTH CAROLINA  
MAY 30 1980  
CLERK OF COURTS

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, containing 9.57 acres, on the eastern side of Old Grove Road, being shown and designated on plat of Property of Chester A. Smith, III and Margaret E. Smith, dated May 21, 1980, prepared by Piedmont Engineers - Architects - Planners recorded in Plat Book S-A at Page 9 and being described more particularly, according to said plat, to-wit:

BEGINNING at a nail and cap in the center of Old Grove Road at the joint corner of the within described property and property now or formerly of Margaret Trammell and running thence along the common line of said property S. 82-00 E. 624.1 feet to an iron pin in the common line of the within described property and property now or formerly of Harrison Trammell, Jr.; thence S. 3-26-21 E. 637.62 feet to an iron pin in the common line of property now or formerly belonging to W. H. Trammell; thence N. 87-6-50 W. 640.26 feet to a nail and cap in the center of Old Grove Road; thence along the center of said Road N. 2-09-59 W. 135.8 feet to a nail and cap; thence N. 1-10-11 W. 557.53 feet to a nail and cap, the point of beginning.

DERIVATION: Deed of Margaret B. Trammell and The Citizens and Southern National Bank of South Carolina as Co-Executors and Trustees under the Will of W. Harrison Trammell, Jr. recorded May 30, 1980 in Deed Book 1126 at Page 695.

As to the above described property, the lien of this mortgage is junior and secondary to that of Chester A. Smith, III and Margaret E. Smith to Carolina Federal Savings and Loan Association in the original amount of \$4,000.00, dated May 30, 80, recorded May 30, 1980 in Mortgage Book 1804 at Page 242.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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