

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

Nov 27 2 47 PM '73

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SHIRLEY S. FRAMPTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Trustees under Trust Agreement with Harvey L. Strang, 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

twenty-eight thousand five hundred seventy-five and no/100 Dollars (\$28,575.00) due and payable at Bank of Virginia, 7 North 8th Street, Richmond, Virginia, in consecutive monthly installments of \$190.12 on the 26th day of each month, beginning December 26, 1973, until the entire indebtedness evidenced hereby is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on the 26th day of November, 2003, with interest thereon from date at the rate of seven 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:

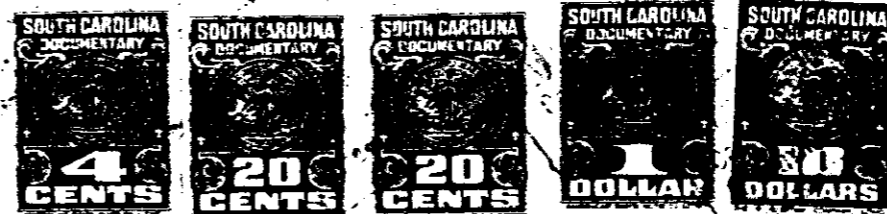
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, being shown and designated as Lot 51 on a plat of Sunset Hills by R. E. Dalton, dated December, 1945, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, page 19, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Seminole Drive at the joint front corner of Lots 50 and 51, which iron pin is located 75 feet in an easterly direction from an iron pin at the south-eastern intersection of Seminole Drive and Waccamaw Avenue; and running thence N. 48-50 E. 175 feet to an iron pin; thence S. 41-10 E. 75 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence S. 48-50 W. 175 feet to an iron pin on Seminole Drive; thence along the eastern side of said Seminole Drive N. 41-10 W. 75 feet to an iron pin, the point of BEGINNING.

On the day monthly installments of principal and interest are payable under the note which this mortgage secures, and until said note is paid in full, mortgagor shall pay to mortgagee a sum equal to 1/12 of the yearly taxes which may attain priority over this mortgage plus 1/12 of yearly premium installments for hazard insurance, both as reasonably estimated from time to time by mortgagee on the basis of assessments, bills, and reasonable estimates thereof. Mortgagee shall apply such sums to pay taxes and insurance premiums.

If all or any part of the property hereinabove described or an interest therein is sold or transferred by the mortgagor without the mortgagee's prior written consent, then mortgagee may, at its option, declare all sums secured by this mortgage to be immediately due and payable.



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.

LEATHERWOOD, WALKER, TODD & MANN

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