

MORTGAGE OF REAL ESTATE- GREENVILLE CO. S. C. Attorneys at Law, Greenville, S. C.

BOOK 1284 PAGE 53

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 10 10 25 AM '73
SHIRLEY S. TANKERSLEY
R.H.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 10 1973
J. C. Cannon
J. C. Cannon

WHEREAS Fay A. Cannon and Phyllis R. Cannon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Borg-Warner Acceptance Corporation

(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 Ten Thousand and No/100-----
Dollars (\$10,000.00) due and payable
upon the terms and conditions set forth in said note.

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 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, on the Southeastern side of Altacrest Drive near the City of Greenville and being known and designated as Lot # 60 of a subdivision known as extension of Brookforest Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 17, said lot having such metes and bounds as shown thereon.

Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way in whole or in part, and all of the rents, issues, and profits which may now or hereafter accrue, and including all leases, plantings, and other fixtures now or hereafter attached, connected, or related 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee 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 Mortgagee further covenants to warrant and defend the said premises unto the Mortgagee, its heirs, successors and assigns, against the claims of all persons who may hereafter assert any claim or right therein.

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