

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 18 2 44 PM '73

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Abel M. Fraser and Emily C. Fraser,

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Credit Company, Anderson, South Carolina

(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 Four Thousand Five Hundred and 00/100-----

-----Dollars (\$4,500.00) due and payable in Thirty-Six (36) monthly payments of One Hundred Twenty-Five and 00/100 (\$125.00) Dollars each, the first payment to begin on February 1, 1974

with interest thereon from date at the rate of 13.98 per centum per annum, to be paid: annually

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 shown and designated as Lot 176 on a plat of Sherwood Forest by Dalton & Neves Co., Engineers, dated August, 1951, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book GG at Pages 70 & 71, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Robin Hood Road, joint front corner of Lots 175 & 176 and running thence with the line of said Lots S. 34-01 E. 131 feet to an iron pin in the line of Lot 179; thence with the line of Lot 179 S. 55-53 W. 10 feet to an iron pin; thence S. 65-23 W. 130.4 feet to an iron pin in the line of Lot 177; thence with the line of Lot 177 N. 20-17 W. 108 feet to an iron pin on the southeastern side of Robin Hood Road; thence with Robin Hood Road N. 57-47 E. 12 feet and N. 53-15 E. 101 feet to an iron pin, the point of BEGINNING.



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.