

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FEB 12 1 04 PM '70  
MORTGAGE  
(Individual)  
S. TANKERSLEY  
R.H.C.

© Titles, Inc.  
Form # 741

1280 70

WHEREAS, Ann D. Fraser and William T. Fraser, Jr. (hereinafter called the mortgagor), in and by his certain note of even date, stands firmly held and bound unto August Kohn and Company, Inc.

(hereinafter called the mortgagee) for the payment of the full and just sum of ELEVEN THOUSAND EIGHT HUNDRED SEVENTY-ONE DOLLARS AND NO/100ths (\$ 11,871.00 ) Dollars, payable 60 x \$197.85 , with the entire balance, if not sooner paid, being due February 10, 1981 , with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its his successors, heirs and assigns, the real property described as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as part of Lot No. 30 and part of Lot No. 31, as shown on plat of McDaniel Heights, made by Dalton & Neves and recorded in Plat Book G, page 214, and a parcel to the rear of Lot No. 30 as shown on plat of Halter & Norwood, recorded in the R.M.C. Office for Greenville County in Plat Book XX, page 161, and having, according to a more recent plat of the property of William T. Fraser, Jr. and Ann D. Fraser, made by Dalton & Neves, January 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Ben Street, which pin is 167.4 feet in a westerly direction from the interesection of Ben Street and McDaniel Avenue, and running thence with the northern side of Ben Street due west 82.2 feet to an iron pin at the joint front corners of Lots Nos. 29 and 30; thence with said joint line due north 179 feet to an iron pin; thence N. 57-48 E. 126 feet to an iron pin; thence S. 14-23 W. 69.3 feet to an iron pin; thence due east 9 feet to an iron pin; thence S. 3-38 W. 102.96 feet to an iron pin; thence S. 7-15 W. 76.96 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 452, page 197, Deed Book 734, page 98 and Deed Book 403, page 509.

This property is conveyed subject to easements, restrictions and rights of way of record.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anyway appertaining.

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

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

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