1002 S. Welcome Rd.
Greenville, S.C. 29611

FILED
GREENVILLE CO. S. C.

Thomas M. Patrick, Jr.

BOOK 1376 PAGE 7

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 23 4 10 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wade Olin Frazier and Faye B. Frazier

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene B. Teaster

(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 One Thousand Eight Hundred and No/100----------

----------Dollars ($ 1,800.00---) due and payable

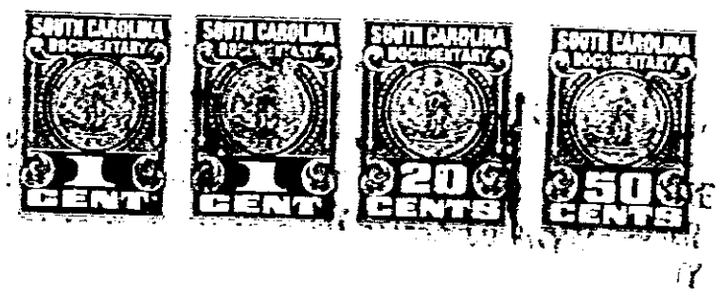
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL those two pieces, parcels, or lots of land shown on Plat Book "J", page 259 as a part of the estate of J. Rowley Yown, which plat was made by W. J. Riddle, from which the following description is taken (the description includes all of Lot 30 and an eastern portion of Lot 29): BEGINNING at a point on the rear lot line of Lots 18 and 29, which point is 50 feet from the joint rear corner of Lots 17, 18, 29, and 30 and running thence through Lot 29, N. 60-00 E. to a point in the front line of Lot 29 on Julian Avenue, which point is 50 feet from the joint front corner of Lots 29 and 30; thence along Julian Avenue S. 31-05 E., 50 feet into the joint corner of Lots 29 and 30; thence continuing along Julian Avenue the same bearing 105 feet to the corner of Lot 30, at the intersection of Julian Avenue and Springfield Street; thence along the edge of Springfield Street (also known as Best Drive) S. 60-00 W., 188 feet to the joint rear corner of Lots 17 and 30 on the right of way of Springfield Street; thence with the rear line of lot 30 and a portion of Lot 29, N. 31-05 W. 155 feet to the point of beginning.

DERIVATION: Deed to W. L. Teaster, Deed Book 271, at page 368, recorded January 29, 1945 and Will of W. L. Teaster found in Apt. 1402, File 5 in the office of the Probate Court for Greenville County.



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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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