

GREENVILLE, S. C.

APR 11 4 20 PM '79

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WILLIAM L. FRASHER AND LINDA B. FRASHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JENK'S, INC.

(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 **Three Thousand Two Hundred Forty and No/100--**  
----- Dollars \$ 3240.00 due and payable  
in sixty (60) equal monthly installments of \$67.26 with each payment to include its amortized share of principal and interest with the payments to begin February 8, 1979 and continuing each month thereafter until paid in full;

with interest thereon from date of the rate of Nine per centum per annum, to be paid: monthly

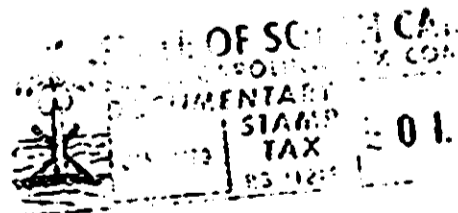
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, 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 and being shown on a Plat of property of William L. and Linda B. Frasher prepared by C. O. Riddle, R.L.S. on December 1, 1978 which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book LY, at Page 86, which Plat shows 3.38 acres to the center line of Bordeaux Drive and 2.97 acres to said road right of way and the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Boreaux Drive and running thence along the center of said drive S. 73-27 W. 67 feet to an iron pin; thence N. 87-35 W. 141.4 feet to an iron pin; thence N. 75-54 W. 100.0 feet to an iron pin; thence N. 50-05 W. 100.0 feet to an iron pin; thence N. 26-41 W. 110.90 feet to an iron pin; thence N. 12-00 E. 188.3 feet to an iron pin; thence leaving said drive and running N. 88-32 E. 411.0 feet to an iron pin in a branch; thence along said branch, the traverse line of which is S. 53-49 E. 45.6 feet to an iron pin; thence S. 2-10 W. 56.46 feet to an iron pin; thence S. 52-21 W. 45.9 feet to an iron pin; thence leaving said branch and running S. 55-50 W. 62.6 feet to an iron pin; thence S. 8-17 E. 225 feet to the point of beginning.

This is a portion of that property conveyed to the Mortgagee herein by deed of Clyde D. Jenkins, Sr. and Clyde D. Jenkins, Jr. recorded April 3, 1964 in the R.M.C. Office for Greenville County in Deed Book 753 at Page 387.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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 who may lawfully claim the same or any part thereof.

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