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GREENVILLE CO. S. C.

VOL 1480 PAGE 393

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

HAR 21 11 08 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Ricky Freeman and Brenda B. Freeman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon Realty, 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

Four Thousand Three Hundred Twenty and No/100----- Dollars (\$ 4,320.00) due and payable

In monthly installments (including principal and interest) of \$89.79 beginning on the _____ day of April, 1979. Free anticipation privileges granted.

with interest thereon from _____ date _____ at the rate of 9% 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, being known and designated as Lot 18, containing 2.16 acres according to a plat of Cannon Estates, Section II., prepared by Charles K. Dunn and T. Craig Keith, R.L.S., dated February 8, 1979 and being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7C at page 14.

BEGINNING on West Georgia Road and the property of Evens (U.S. Gov. Watershed), and running thence N. 34-52 E. 359.61 feet to an iron pin in a stump in the back of Lot 10; thence with said Lot, S. 27-43 E. 482.79 feet; thence with Lot 17, S. 20-51 E., 84.95 feet; thence S. 39-09 W. 92.68 feet to West Georgia Road; thence with said Road, N. 61-14 W. 405.36 feet to the beginning corner.

This property is subject to restrictions to be recorded and all other easements or rights of way. Particular attention is called to drainage easement across a portion of said property and any other visible impairments of the property.

This being a portion of the same property conveyed to Leroy Cannon Realty, Inc., by Master's deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1086 at page 985, and being recorded 9/8/78.

This is a purchase money mortgage.

GCTO -----3 MAR 21 79 1036

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX
P.B. 1121A
0178

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.

RECORDED
MAR 21 1979

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