

Route 1
Taylors, S. C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

VOL 1468 PAGE 772

FILED
JUN 1 3 05 PM '79
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Pink G. Frady, Jr. and Joye C. Frady

(hereinafter referred to as Mortgagor) is well and truly indebted unto George H. Lindsey

(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

Thirty-one Thousand and No/100----- Dollars \$ 31,000.00 due and payable in accordance with terms of said note,

with interest thereon from date of the note at the rate of ----- per annum to be paid:--

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:

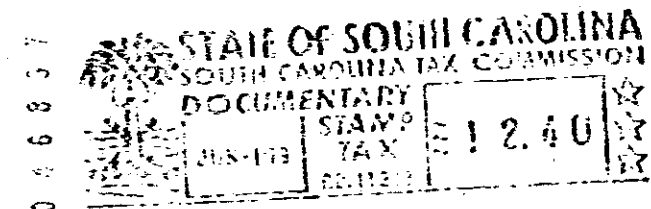
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 as the western 22.2-acre tract as shown on plat prepared by Lindsey & Assoc. on April 17, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-G, at page 2, and having such metes and bounds as shown on said plat.

LESS HOWEVER: That certain property containing 3.0 acres, fronting 250 feet on Tigerville Road, as shown on plat prepared by Lindsey & Associates entitled "Property of G. H. Lindsey" recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7-F, at page 27, reference being made to said plat for a more accurate description.

This is the same property conveyed to the Mortgagors herein by deed of George H. Lindsey dated May 25, 1979, recorded herewith.

This is a purchase money mortgage.



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 whomsoever lawfully claiming the same or any part thereof.

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