

Mortgagee Address: P. O. Box 344
Taylors, S.C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GR... S.C.
MAY 22 2 20 PM '81
DON... WERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1541 PAGE 896

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John W. Frazier

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. E. Baker

(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 Thousand and no/100 ----- Dollars (\$ 30,000.00) due and payable
in monthly installments of Four Hundred Thirty Two and 40/100 (\$432.40)
Dollars (or in weekly installments of Ninety-Nine and 78/100 (\$99.78)
Dollars) commencing with the first payment on April 27, 1981. The obliga-
tion is to be paid in full within fifteen (15) years from date.

with interest thereon from date at the rate of 15% per centum per annum, to be paid: included in installments

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, lying in Chick Springs Township, on the Western side of St. Mark Road shown as Lots 8, 7, and southern 25 feet of Lot 6 on a plat of property of John H. McConnell prepared by H. L. Dunahoo on November 18, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book Q, at page 79, and being further described according to a more recent survey entitled "Property of Wayne A. Nichols, et al" dated June 27, 1977, prepared by Richard Wooten Land Surveying, recorded in Plat Book 6-E, at page 26 in the R. M. C. Office for Greenville County and being further described as follows:

BEGINNING at an iron pin at the intersection of the western side of St. Mark Road and the northern side of Rockcrest Drive and running thence along the northern side of the within described property S. 74-25 W. 167.54 feet to an iron pin; thence along the rear lines of Lots 17, 18 and 19, to a point in the joint common line of Lot 19 and 6 which point is 25 feet from the joint corner of Lots 6, 7, 18 and 19; running thence in a line through Lot 6 N. 72-46 E. 170.2 feet to an iron pin on the western side of St. Mark Road; thence along St. Mark Road S. 13-00 E. 120 feet to the point of beginning.

The above description follows the courses and distances as shown on the above mentioned plat prepared by Richard Wooten, Land Surveying; however, the description is intended to convey all of the land of the grantor joining the right-of-way for Rockcrest Drive and the right-of-way for St. Mark Road.

This property is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements appearing upon the public records of Greenville County.

No title examination

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1 MAY 22 81 1169

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
\$ 12.00

This conveyance is the identical property conveyed to John W. Frazier by deed of E. E. Baker on April 27th, 1981 and recorded in Deed Book 1148 at page 670 on May 22, 1981.

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.

4.1981

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