

MORTGAGE OF REAL ESTATE—Offices of ~~Wetherwood, Wether, Todd & Mann~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

}

REC'D  
10 58 AM '81  
JENNERSLEY  
R.M.C.

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

WHEREAS, A. D. Cannon, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth I. Freeman

(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 Forty Thousand and No/100ths (\$40,000.00)-----

Dollars (\$ 40,000.00 ) due and payable

with interest in accordance with the provisions of the note of even date herewith.

~~with interest thereon from~~

~~at the rate of~~

~~per annum from the date hereof~~

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, the Mortgagee's heirs, 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

All those pieces, parcels or lots of land situate, lying and being on the southern side of Crescent Avenue in the City of Greenville, Greenville County, South Carolina being known and designated as Lots Nos. 26 and 27 as shown on Map of Alta Vista made by R. E. Dalton Engineer dated June 1925 and recorded in the RMC Office for Greenville County in Plat Book G at Page 20 and having according to a more recent survey for A. D. Cannon, Jr. prepared by Lindsey & Associates dated December 29, 1981 the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Crescent Avenue at the joint front corner of Lots 27 and 28 and running thence with the line of said lots, S. 8-04 W. 216.1 feet to an iron pin; thence N. 73-08 W. 185.8 feet to an iron pin; thence N. 9-10 E. 187.5 feet to an iron pin on the southern side of Crescent Avenue; thence with the southern side of Crescent Avenue, S. 82-00 E. 180 feet to an iron pin, the point of beginning.

The above described property is the same property which was conveyed to the mortgagor by deed of Elizabeth I. Freeman dated December 30, 1981 to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
REC'D  
FEB 12 1981

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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 is 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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