

FILED
GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Aug 24 10 26 AM '83

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

1022-1002

WHEREAS, LARRY S. FRANK and MARGARET A. FRANK

hereinafter referred to as Mortgagor; is well and truly indebted unto VIVIAN HUFF BLUM, RUTH GENEVER HUFF (SPAIN) and JOHN DAVID STELLWAGEN

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 Fourteen Thousand Five Hundred and no/100 Dollars \$14,500.00 due and payable

within six months from date at the rate of ten (10) percent interest. Mortgagors to be allowed to pre-pay balance owed prior to the six month limit with no penalty.

with interest thereon from date at the rate of 10% per centum 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 utilities, 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 therein, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, at the intersection of Standing Springs Road and New Fork Shoals Road, and being more particularly described on plat prepared by J. L. Montgomery, III, entitled "Property of Larry S. Frank and Margaret A. Frank" dated June 1983, and recorded of even date herewith in Plat Book 9-2 at Page 7; said plat being craved for the metes and bounds description thereon.

This is the same property conveyed to the Mortgagors herein by Deed of Vivian Huff Blum, Ruth Genever Huff (Spain), and John David Stellwagen of even date herewith and filed in the RMC Office for Greenville County contemporaneously.

Together with all and singular rights, members, appurtenances, and opportunities to the same be owing 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 fixed 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 Mortgagee covenants and warrants lawfully seized of the premises hereinafter described in fee simple absolute that it has good right and lawfully authority 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 Mortgagee further covenants and warrants and forever defend all and singular the said premises unto the Mortgagor, its heirs, successors and assigns, and all persons claiming through them, their heirs, successors and assigns.

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