

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1659 PAGE 775

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 27 2 03 PM '84

WHEREAS, JONNIE S. FANNERSLEY  
Thomas RIMS, Justice and Judy Justice

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

(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

Seventeen Thousand and 00/100ths----- Dollars (\$17,000.00 ) due and payable

with interest thereon from April 26, 1984, at the rate of 11½ per centum per annum, to be paid: \$198.73 each month commencing May 1, 1984, and continuing thereafter until paid in full - no prepayment penalty  
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, Greenville Township, being known and designated as No. 9 Frost Street (sometimes called Avenue) and also being known and designated as Lot No. 75 of Section 1 as shown on plat of Monaghan Mill Subdivision, recorded in Plat Book S at Pages 179-181, and being more particularly described according to said plat as follows:

Beginning at an iron pin in the eastern side of Frost Street at the joint front corner of Lot Nos. 74 and 75 and running thence with the joint line of said lots S. 83-21 E. 88.9 feet to an iron pin in the western side of a 15 foot alley; thence with the said alley S. 6-39 W. 75 feet to an iron pin, rear corner of Lot No. 73; thence with line of said lot N. 83-21 W. 88.9 feet to an iron pin in the eastern side of Frost Street; thence with said Street N. 6-39 E. 75 feet to the point of beginning.

This being the same property conveyed to the mortgagor's by deed of Frances E. Granger recorded in Deed Book 1211 at page 355 on April 27, 1984.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
APR 27 1984  
STAMP TAX  
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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 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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