

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1308 PAGE 340

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE S.C.

JUN 19 10 47 AM '84

WHEREAS, John W. Frazor and Sara S. Frazor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard Smith, Jr. and Helen D. Smith

(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 Fifty-eight Thousand

Dollars (\$ 58,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as per note

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 known and designated as Lot 16 of a subdivision known as "Northside Gardens" according to a plat thereof prepared by Dalton & Neves, Engineers, November, 1946, and recorded in the RMC Office for Greenville County in Plat Book S, Pages 16 and 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Batesview Drive at the joint front corner of Lots 15 and 16 and running thence with the joint line of said Lots S 57-09 W 228.3 feet to an iron pin in the line of Lot 34; thence with the line of Lots 34 and 33 N 35-45 W 80.1 feet to an iron pin at the joint rear corner of Lots 17 and 16, thence with the joint line of said lots N 57-09 E 232.4 feet to an iron pin on the southwestern side of Batesview Drive, joint front corner of Lots 16 and 17; thence with the southwestern side of Batesview Drive S 32-51 E 80 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Roger W. Buchanan and Shelba J. Buchanan as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1215, Page 258, on June 19, 1984.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 19 84
STAMP TAX
23.20
ES. 11218

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.

4. 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.