

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY FRAYLICK AND RACHEL B. FRAYLICK

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. D. MATTHEWS AND GLORIA MATTHEWS

(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 FOUR THOUSAND AND NO/100 Dollars \$ 4,000.00 ; due and payable Three Hundred and No/100 (\$300.00) Dollars per month beginning on Oct. 1, 1974, and Fifty and No/100 (\$50.00) Dollars per month on the same day of each month thereafter for thirty-five (35) consecutive months with the unpaid balance, if not sooner paid, due and payable September 1, 1977. Payment shall first be applied to interest, balance to principal. with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly

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, on the northeasterly side of Fowler Road, East of Simpsonville, adjoining lands of William Southern and other lands of Charles L. King, according to a plat made by Gary Fowler on November 4, 1961, the following metes and bounds, (having the same metes and bounds as appear by reference to deed to Billy Fraylick and Rachel B. Fraylick to be recorded of even date herewith.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

For Value Received, the undersigned W. D. Matthews hereby transfers, sets over and assigns to Gloria Matthews the within Mortgage and Note which it secures.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
W.D. Matthews

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named W.D. Matthews sign, seal and as his act and deed deliver the within Assignment and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of September, 1974.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My commission expires:

[Handwritten signature]



Together with all and singular rights, members, herditaments, 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.

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