



WHEREAS, Joann J. Paxton

(hereinafter referred to as Mortgagor) is well and truly indebted to Southern Discount Company
Mauldin Square Mauldin South Carolina 29662

(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 Eight thousand three hundred thirty and 49/100 Dollars (\$ 8,330.49) due and payable

in Seventy two (72) monthly installments of One hundred ninety and no/100 (\$190.00) with the first installment due November 21, 1981 and the final installment due October 21, 1987.

with interest thereon from date of the rate of 18.00 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 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 and 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

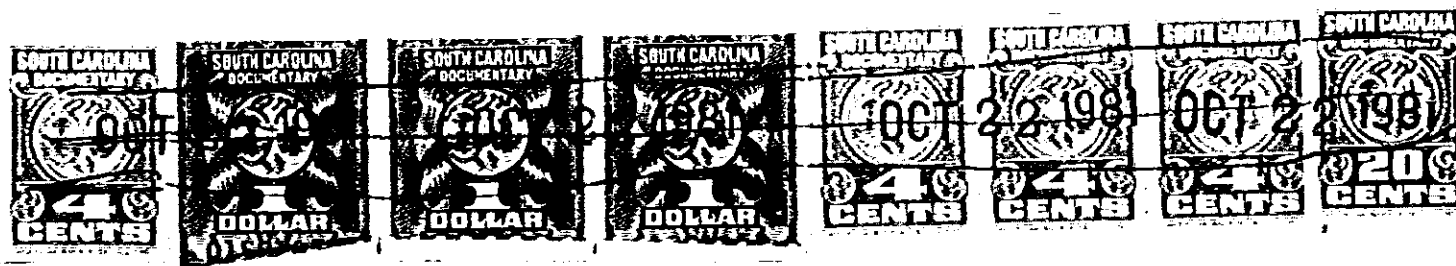
ALL that certain piece, parcel or lot of land with all improvements thereon, lying and being and situate in the County of Greenville, State of South Carolina, Fairview Township, near the Town of Simpsonville, and shown as Lot No. 53 on a Plat No. 5 of West Georgia Heights, recorded in the R. M. C. Office for Greenville County, and having according to said Plat the following metes and bounds.

BEGINNING at an iron pin on the souther side of Seminole Drive at the joint front corner of Lots 53 and 37 and running thence along the southern side of Seminole Drive S. 89-47 E. 200 feet to an iron pin; thence S. 0-13 W. 200 feet to an iron pin; thence N. 89-22 W. 200 feet to an iron pin at the joint rear corner of Lots 53 and 37; thence with the joint line of said lots N. 0-13 E. 200 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 750, Page 301.

This conveyance is subject to the following conditions subsequent. In the event the Grantee, Joann J. Paxton, remarries said property is to be sold and divided -- one-half (1/2) to the Grantor and one-half (1/2) to the Grantee with the one-half (1/2) being determined by the difference between the mortgage balance September 1, 1971 and selling price if it shall be less than \$20,000.00 and in excess of \$20,000.00, the Grantor shall receive \$5,000.00 only.

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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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