

FILED
GREENVILLE S.C.
Office of Eddie R. Robin, Attorney at Law, Greenville, S.C. 1636-131

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

BEN CURTIS CANNON and SHIRLEY J. CANNON

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **JERRY C. MARTIN and DERREL C. MARTIN, JR.,**

(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

-Eighteen Thousand and 00/100----- Dollars 18,000.00
in monthly installments of One Hundred Eighty-Five and 15/100 (\$185.15) Dollars
lars, commencing on the 15th day of Jan., 1984, and on the 15th day of each
month thereafter until paid, except the final payment of principal and int-
erest, if not sooner paid, shall be due and payable on 15th day of Dec. 2013
with interest thereon from date at the rate of 12.08 per centum per annum, to be paid annually.

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, lying and being in Monaghan Mill Village and being more particularly described as Lot No. 69, Section 1, as shown on a plat entitled SUBDIVISION FOR VICTOR-MONAGHAN MILL, Greenville, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948, and recorded in the R.M.C. Office of Greenville County, S. C., in Plat Book S, at Pages 179-181, and according to said plat, fronting 78 feet on Prost Street, 134 feet on the southern side; 78.1 feet across the rear; and 131 feet on the northern side, and being known as No. 4 Prost Street.

DERIVATION: This being the same property conveyed to Mortgagors herein by Deed dated November , 1983 from Jerry C. Martin and Derrel C. Martin, Jr., Mortgagees, said Deed to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1200, at Page 825

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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 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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