

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

Vol 1989 Page 389

WHEREAS, Johnnie W. Frazor and Sara S. Frazor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard Smith, Jr. and Helen D. Smith 6000 NW
39th Avenue Gainesville, Florida 32606(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 Thirty-eight Thousand, Five Hundred Dollars (\$ 38,500.00) 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 GreenvilleALL that certain piece, parcel or lot of land, situate, lying and being
in the Town of Simpsonville, Austin Township, being shown and designated
as Lot 395, Section V of Westwood Subdivision, as shown on plat thereof
recorded in Plat Book 4X, Pages 62 and 63 in the RMC Office for
Greenville County, South Carolina. Reference is hereby made to said
plat for a more particular description.DERIVATION: This being the same property conveyed to Mortgagor herein
by deed of Builders & Developers, Inc. as recorded in the RMC Office for
Greenville County, South Carolina, in Deed Book 1021, Page 730 on July
24, 1975.

ASSUMPTION:

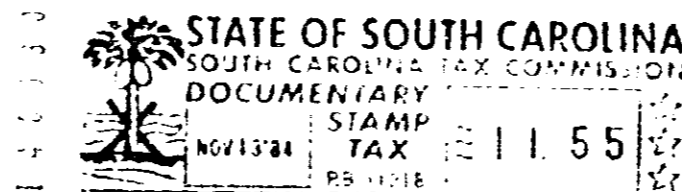
This mortgage may not be assumed, assigned, set over, transferred, or
conveyed, in any manner whatsoever, without the express written consent
of the Mortgagee, which consent may be withheld.Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way 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.

GREENVILLE OFFICE SUPPLY CO. INC.

GCTU -----1 NOV 13 84 005



0389

4328 RV 21