

FILED
GREENVILLE CO. S. C.

NOV 14 1979

MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

NOV 9 3 17 PM '79
DONNIE S. TARKERSLEY
R.M.C.

Mortgagee's Address:
Box 136 - Greentree Apt.
Taylors, SC 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN W. FRAZIER and NANCY T. FRAZIER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CALVIN KELLEY

(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 TWELVE THOUSAND ONE HUNDRED

EIGHTEEN AND 61/100----- DOLLARS (\$ 12,118.61),

with interest thereon from date at the rate of none per centum per annum, said principal and interest to be repaid:
six (6) months from date,

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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, near the City of Greenville, and known and designated as Lots No. 24, 25, 26, 27 and adjoining property, and shown as the Property of E. M. Wharton by plat recorded in Plat Book F at pages 206 and 208; also shown as the Property of John Frank Nipper and Georgia R. Nipper by plat recorded in the RMC Office for Greenville County in Plat Book 4-B at page 3, and having according to said latter plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Old U. S. Highway 29 at the joint front corner of Lot No. 23 and Lot No. 24 and running thence with Lot No. 23 N 8-15 W 159.8 feet to an iron pin in the right-of-way of the P & N Railroad; thence with said railroad right-of-way N 61-50 E 53.4 feet to an iron pin; thence N 60-20 E 54.5 feet to an iron pin; thence S 7-52 E 199.2 ft. to an iron pin on the northern side of Old U.S. Highway No. 29; thence with said highway S 81-45 W 100 feet to the point of beginning."

This is the same property conveyed to the mortgagors by the mortgagee, to be recorded herewith, dated August 1, 1979, recorded in Deed Book 1108, page 520.

STATE OF SOUTH CAROLINA
DOCUMENTARY
6488

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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