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BOOK 1144 PAGE 595

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Whereas, I, Edward S. Fraizer

of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to Consumer Credit Company of Mauldin, Inc.,

a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference

in the principal sum of Three Thousand Five Hundred Fifty-Two and 00/100 Dollars (\$ 3552.00), and,

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of

Ten Thousand, Three Hundred Twenty Five & 00/100 Dollars (\$ 10,325.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following-described property:

ALL that piece, parcel or lot of land lying in Austin Township, County of Greenville, State of South Carolina, being known and designated as Lot 7, Section 2, of the Subdivision of Franklin Hills, as shown on a Plat recorded in Plat Book EEE, Page 85, R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Vantross Lane, joint corner of Lots 7 and 8; thence running along Vantross Lane, S. 66-34 W., 70 ft.; thence with the curve of the Northeastern corner of the intersection of Vantross Lane and Toby Drive, N. 75-56 W., 31.8 ft.; thence running along Toby Drive, N. 58-26 W., 84.8 ft.; thence running thence with the curve of the Southeastern corner of the intersection of Toby Drive and Jacqueline Road, N. 7-38 W., 34.4 ft.; thence running along Jacqueline Road, N. 23-10 E., 75.3 ft. to a point at the joint corner of lots 6 and 7; thence S. 66-50 E., 77.1 ft.; thence N. 23-26 W., 130 ft. to the point of beginning on Vantross Lane.

This is the identical property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 746, Page 155.