

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TAMMERSLE
R. 110

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Virgil Cannon

(hereinafter referred to as Mortgagor) is well and truly indebted unto assigns forever:

Bank of Greer, its successors and
North Main Street, Greer, S. C.
29651

(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 Twenty-Five Thousand Dollars and no/100

Dollars (\$25,000.00) due and payable

Ten (10) years from date, with monthly installments of \$316.81 beginning 30 (Thirty) days from date

with interest thereon from date at the rate of 9% per centum per annum, to be paid: in the above monthly installments

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:

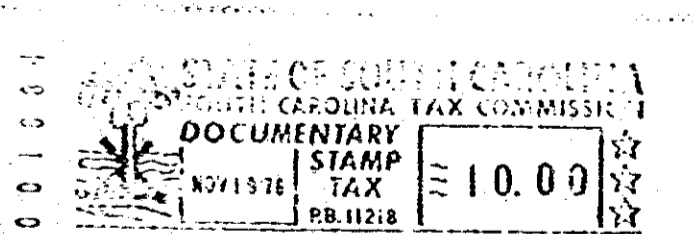
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Greer, fronting on Trade Street and being known and designated as Lots 5, 6, and 7 on a plat of the D. D. Davenport Estate prepared by H. S. Brockman, R.L.S. on August 9, 1938 and according to said plat as having the following metes and bounds, to-wit; being duly recorded in plat book K at page 21.

BEGINNING at the northeastern corner of the junction of said Trade Street and Mayfield Street, S. 85-45 E. 180 feet to the corner of Lot #8, thence with the line of Lot #8 N. 4-15 E. 201 feet to corner of Lots 4 and 5, thence N. 86-14 W. 182 feet along the line of Lot #4 to the eastern edge of South Trade Street thence, therewith S. 4-56 W. 181.3 feet to angle, thence withsaid street, S. 9-20 E. 18.7 feet to the beginning corner; bounded North by Lot #4 East by Lot #8, South by Mayfield (formerly Daniel Street) and West by South Trade Street.

This is the identical property conveyed to Virgil Cannon by deed of George W. Vaughn, W. Riley Hipp, and Curtis Hipp dated November 18, 1976 and duly recorded in Deed Book 1046 at page 485 in the R.M.C. Office for Greenville County and recorded November 19, 1976.

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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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