

145 Buist Ave. etc. 388
LEATHERWOOD, WALKER, TODD & MANN
MORTGAGE OF REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FILED
S. C.
25 PM '81
ENWRIGHT ASSOCIATES

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

WHEREAS, FRANK M. PLAXCO

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. FRANK PLAXCO

(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

Ten Thousand and 00/100-----Dollars (\$ 10,000.00) due and payable

on demand

with interest thereon from at the rate of six (6) per centum per annum, to be paid:

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, the Mortgagee's heirs, 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, on the south side of Buist Avenue, being a portion of Lots 2 and 3, Block E, as shown on plat of Buist Circle, prepared by F. G. Rogers, recorded in the RMC Office for Greenville County in Plat Book C, at page 10, and being more particularly shown on plat of property of Johnny L. Craft and Sylvia S. Craft, prepared by Enwright Associates, dated August 11, 1969, and recorded in Plat Book 4-B, at page 195-B, and, according to said plat, described as follows:

BEGINNING at an iron pin on the south side of Buist Avenue (which pin is 75 feet east of the original front corner of Lots 1 and 2, Block E, on the plat first referred to above) and running thence with the south side of Buist Avenue S. 80-15 E. 66.6 feet to an iron pin; thence S. 10-28 W. 160 feet to an iron pin; thence N. 80-15 W. 64.6 feet to an iron pin; thence N. 9-45 E. 160 feet to the point of BEGINNING.

This being the same property conveyed to Grantor herein by deed of even date, recorded in the RMC Office for Greenville County in Deed Book 1140, at page 322.

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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 is 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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