

MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 263

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 15 1981
SHERIFF'S OFFICE
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert O. Randall and Vivian B. Randall

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. L. Frabie and Anna A. Frabie

(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-six Thousand, One Hundred, Sixty-nine and 17/100ths Dollars (\$26,169.17) due and payable

with interest thereon from July 1, 1981 at the rate of variable per centum per annum, to be paid as set forth in said note.

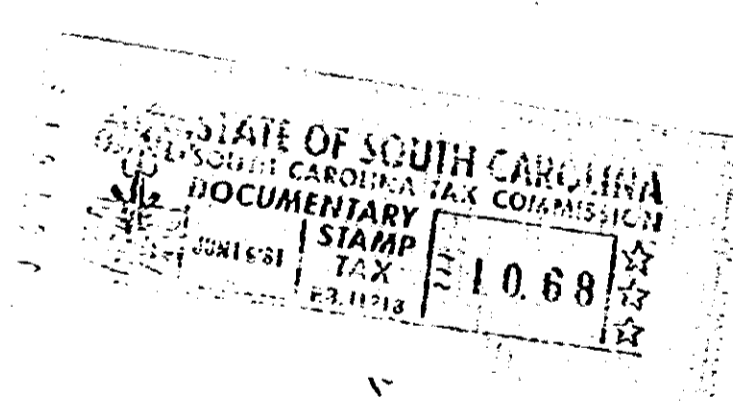
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, containing 3.27 acres, more or less, and being known and designated as Lot 3 (containing 1.19 acres) and part of Lot 5 (containing 2.08 acres) according to a plat prepared by C. O. Riddle, R.L.S., dated June 12, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Augusta Road, joint front corners of Lots 3 and 4 and running thence S 62-37 W 549.8 feet to an iron pin; thence N 76-50 W 285.6 feet to an iron pin; thence N 48-07 E 482.0 feet to an iron pin; thence S 27-23 W 148.1 feet to an iron pin on a 12 foot roadway easement; thence along said easement, N 62-37 E 300.0 feet to an iron pin on Augusta Road; thence along Augusta Road, S 27-23 E 172.6 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Terrence L. Young and Jacqueline H. Young as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1149, Page 993, on June 16, 1981.



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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 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.

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