

FILED
GREENVILLE CO. S. C.

BOOK 1249 PAGE 383

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 15 3 45 PM '72 MORTGAGE OF REAL ESTATE

ELIZABETH RIBBLE, WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JAMES W. CRENSHAW,

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Reynolds and Grace A. Reynolds,

(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-Four Thousand and Five Hundred and 00/100 Dollars (\$24,500.00) due and payable

in monthly installments of Two Hundred and Twenty-Seven and 12/100 (\$227.12) Dollars each, first payments commencing on October 15, 1972, and a like amount due on the fifteenth day of each month thereafter, until paid in full, said payments to be applied first to interest, balance to principal, with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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, and in Gantt Township, being known and designated as Lots Nos. 80 and 101 of Pecan Terrace as shown on plat thereof prepared by Piedmont Engineering Service dated March 27, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book "GG", at page 9, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 80:

BEGINNING at an iron pin on the eastern side of Augusta Road at the joint front corner of Lots Nos. 79 and 80 and running thence along said Road S. 14-12 W. 110 feet to an iron pin at the northeastern corner of the intersection of Augusta Road and Twin Springs Drive; thence along the northern side of Twin Springs Drive S. 75-48 E. 60 feet thence continuing with the northern side of Twin Springs Drive S. 64-10 E. 30 feet to an iron pin; thence along the line of Lot No. 81 N. 48-08 E. 139.2 feet to an iron pin; thence along the joint line of Lots Nos. 79 and 80 N. 75-48 W. 166.6 feet to an iron pin, the point of beginning.

LOT NO. 101:

BEGINNING at an iron pin on the eastern side of Augusta Road at the joint corner of Lots Nos. 100 and 101 and running thence along said Road N. 14-12 E. 120 feet to an iron pin at the southeastern corner of the intersection of Augusta Road and Twin Springs Drive; thence along the southern side of Twin Springs Drive S. 75-48 E. 60 feet to an iron pin; S. 44-12 E. 58.5 feet to an iron pin; S. 30-22 E. 64.5 feet to an iron pin; thence along the joint line of Lots Nos. 101 and 102 S. 70-22 W. 78.2 feet to an iron pin; thence along the line of Lot No. 100 N. 75-48 W. 90 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all 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.