

Oct 6 9 29 AM '72

BOOK 1252 PAGE 365

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.
EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Boyd T. Hall and Barbara L. Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Crawford H. Rainey

(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 Five Thousand Eight Hundred and no/100
Dollars (\$ 5,800.00) due and payable

in monthly installments of \$150.00 with no interest until paid in full, first payment due October 1, 1972 and on the first of each month thereafter.

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, Chick Springs Township on the Eastern side of Meese Bridge Road containing 8.0 acres more or less according to a plat thereof entitled "Property of Boyd T. Hall and Barbara L. Hall" dated September 9, 1972, prepared by C. O. Riddle Reg. L.S. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING on a railroad spike in Meese Bridge Road and running thence N. 73-16 W. 714.4 feet to an old iron pin in the line of property now or formerly of Manly Jones; thence with the line of property now or formerly of Manly Jones, N. 9-32 W. 291.5 feet to an iron pin; thence with the line of property of the Grantor herein, N. 81-30 E. 817.7 feet to a nail and cap in the center of Meese Bridge Road; thence down Meese Bridge Road, S. 3-00 E. 219 feet to a point; thence continuing with Meese Bridge Road, S. 12-30 W. 404.4 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.