

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOOK 1443 PAGE 344

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 28th day of August, 1978, by Thomas D. Croft and Elizabeth W. Croft hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Sixteen Thousand One Hundred and 00/100 (\$ 16,100.00 Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 144 consecutive monthly instalments of Two Hundred Sixteen and 36/100 (\$216.36) Dollars each, the first instalment being due September 15, 1978, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the South side of Ben Street, and known and designated as Lot No. 6 of McDaniel Heights, according to plat of Dalton & Neves, Engineers, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ben Street, joint corner of Lots 5 and 6, and running thence S. 14-29 W. 175.5 feet to an iron pin in the line of Lot No. 3; thence due West, 56.1 feet to an iron pin corner of Lot 7; thence with the line of Lot 7, due north, 170 feet to an iron pin on Ben Street; thence with Ben Street, due East, 99.6 feet to the beginning corner.

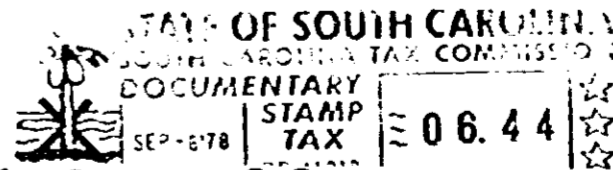
TOGETHER WITH ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being a strip ten feet (10') in width and forty feet (40') in length, at the rear of the southern half of Lot No. 4, according to plat of McDaniel Heights by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN, corner of joint rear corner of property now or formerly of Nannie M. Sitton and L. W. Price, which iron pin is 96.2 feet from the southern side of Ben Street and on the line of Lots 6 and 4, and running thence along the common line of property now or formerly of Nannie M. Sitton and L. W. Price, S. 75-31 E. 10 feet to an iron pin; running thence S. 14-29 W. 40 feet to an iron pin in the line between Lots 4 and 3; thence S. 75-31 W. 10 feet to the joint rear corner of Lots 3 and 4; running thence S. 14-20 E. 40 feet to the beginning corner.

Derivation: Deed of Blanche F. Walker to Thomas D. & Elizabeth W. Croft dated June 14, 1977, recorded on June 20, 1977 in Deed Book 1058 at Page 895 in the RMC Office for Greenville County, S.C.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.



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