

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JOHN M. GARVIN and ANNE B. GARVIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARLAN B. CROWDER

(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 Sixteen Thousand, Five Hundred and no/100 -----

----- Dollars (\$ 16, 500 .00 ) due and payable

in equal monthly installments of \$200.20 each on the 9th day of each succeeding month until paid in full with the first such payment due and owing October 9, 1978; payments applied first to interest, balance to principal

with interest thereon from date at the rate of Eight(8%) 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, containing approximately 0.4 acres, situate, lying and being in the River Falls Section, State and County aforesaid, the same being located on the east side of Hugh Smith Road and having according to a recent plat of the property of John M. and Anne B. Garvin prepared by Terry T. Dill, RLS, dated July 27, 1978 (to be recorded herewith) the following metes and bounds, to-wit:

BEGINNING at an old iron pin at an intersection at the east side of Hugh Smith Road with property of Benjamin; thence with the east side of said road, N. 27-30 E. 69.2 feet to an iron pin; thence continuing with said road N. 20-29 E. 132 feet to a point in the center of a branch underneath a bridge on the eastern line of said road; thence in a southeasterly direction with the center of said branch as the line the following traverse courses and distances: S. 22-35 E. 123 feet to a point; S. 03-00 E. 96 feet to a point marked by an iron pin on the west bank of said creek; thence S. 57-56 W. 45 feet to an iron pin near the edge of an unnamed driveway; thence N. 62-30 W. 104.6 feet to point of beginning.

TOGETHER with all of the right, title and interest of Grantor in and to the said Hugh Smith Road above referred to.