

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
3 3 49 PM  
COUNTY CLERK  
GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY R. CROSS AND BARBARA C. CROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY P. STOVALL

(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 FORTY NINE THOUSAND AND NO/100 Dollars (\$ 49,000.00 ) due and payable

in one hundred twenty (120) equal monthly installments of Six Hundred Twenty and 72/100 (\$620.72) Dollars each beginning January 1, 1979 and continuing on the first day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of Nine(9%) 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,

PARCEL I: ALL that tract containing 2.63 acres, more or less, shown on a survey of R. B. Gresham's property made by J. Coke Smith, October 19, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Old Bessie Road and the Old Pelzer-Greenville Road, and running thence with the center of Old Bessie Road, N. 89-31 W. 360.3 feet to a nail; thence S. 0-21 W. 302 feet to an iron pin; thence W. 83-08 E. 340 feet to a nail in the center of the Pelzer-Greenville Road; thence with the center of said road, S. 4-0 E. 352.4 feet to the beginning corner.

PARCEL II: ALL that tract of land containing 0.87 acres, more or less, shown on a plat of a portion of the R. B. Gresham property made by John C. Smith, April 8, 1958, which tract adjoins the above described tract on the West, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Old Bessie Road at the corner of the above described 2.63 acres, and running thence along the center of Old Bessie Road, N. 89-57 W. 103.2 feet to a nail; thence N. 0-47 E. 373 feet to an iron pin; thence N. 81-39 E. 97 feet to an iron pin; thence S. 0-21 E. 387 feet to the beginning corner.

This being the same property acquired by the Mortgagors herein by deed of Mary P. Stovall of even date and to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS IS: C/O Marian Hart, 112 Brookbend Court, Mauldin, S. C. 29662

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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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