

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MAY 29 11 20 AM '80
S.C.
REGISTER

MORTGAGE OF REAL ESTATE

BOOK 1504 PAGE 223

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Albert A. Crocker, Jr,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Palmetto Bank, Laurens, South Carolina
P. O. Box 550, Laurens, S. C.

29360

(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-Eight Thousand and no/100----

Dollars (\$ 28,000.00) due and payable

in full within (6) months from date of this mortgage.

with interest thereon from date at the rate of 13% per centum per annum, to be paid: six months from date

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, being known and designated as Lot #3 on a plat of property of T. A. Long being duly recorded in Plat Book GG at page 178 and 179 formerly known as Lot #3 on plat of property of Addie W. Long recorded in Plat Book FFP at page 25 and further described as Lot #3 on plat of Family Federal Savings and Loan Association prepared by R. B. Bruce, R.L.S. February 18, 1980 and recorded in Deed Book 1121 at page 377 in the R.M.C. Office for Greenville County and according to the recorded plat of Family Federal Savings and Loan Association as having the following metes and bounds, to-wit:

BEGINNING at an intersection of Henderson Circle and Longview Terrace and running thence along Longview Terrace S. 46-34 W. 200 feet, thence N. 45-00 W. 90 feet thence N. 46-34 E. 200 feet to Henderson Circle, thence along Henderson Circle S. 45-00 E. 90 feet to the point of beginning.

This conveyance is subject to the 10 foot drainage easement as shown on said plat, power line as shown on said plat, and a forty (40) foot building line as shown on said plat.

This conveyance is subject to all the restrictions, set-back lines, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record.

This is the identical property conveyed to Albert A. Crocker, Jr. by deed of Family Federal Savings and Loan Association on May 29, 1980 and duly recorded in Deed Book 1126 at page 680 in the R.M.C. Office for Greenville County on May, 30, 1980.

657
MAY 28 1980

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP
MAY 29 1980

Together with all and singular rights, members, hereditaments, 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.

4-16661

0223

4328 RV-2