

MORTGAGE OF REAL ESTATE-Prepared by ~~BOOK AND CHECK~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GRK:WV CO. S. O.  
JAN 25 3 38 PM '83

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. Keith Crain and ~~Sharon H. Crain~~ <sup>DONNIE S. TANKERSLEY</sup> ~~R.H.C.~~

(hereinafter referred to as Mortgagor) is well and truly indebted unto William C. Brooks, as trustee

(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 Six Thousand, Nine Hundred Twenty-Five and 58/100-----

----- Dollars (\$ 6,925.58--- ) due and payable  
in equal monthly installments of \$84.02 including interest; until paid in full.

with interest thereon from even date at the rate of 12% 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:

ALL that certain piece, parcel or lot of land, situate, lying and being in Bates Township, near Marietta in Greenville County, South Carolina, on Long View Drive, and having, according to plat of property of R. Keith Crain and Sharon H. Crain, by T. Craig Keith, dated 10/8/82, to be recorded herewith, the following metes and bounds, to-wit:

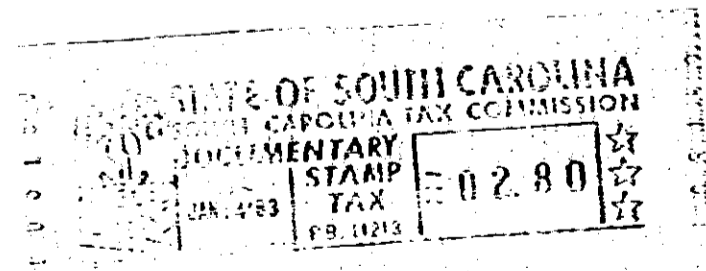
BEGINNING at an old iron pin on Long View Drive, front corner of property of Radford and running thence S. 26-32 E., 272.94 feet to an iron pin on said street; thence S. 51-44 W. 676.75 feet along line of Stroud to an old iron pin; thence N. 29-53 W. 298.7 feet to an old iron pin; thence with the line of Radford N. 54-05 E. 689.27 feet to the point of beginning and containing 4.42 acres.

This property is subject to all easements, covenants, restrictions, or rights of way of record or on the ground.

This being the same property conveyed to the mortgagors herein by deed of William C. Brooks, as trustee, of even date, to be recorded herewith in Deed Book 1181 at Page 339.

The mortgagors' address is Route 2, Box 345, Marietta, SC 29661. The mortgagee herein is trustee under agreement dated September 17, 1970, recorded in the RMC Office for Greenville County in Deed Book 907 at Pages 9 - 13.

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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 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.

