

MORTGAGEE'S ADDRESS:

117 Hilltop Street
Morganton, North Carolina 28655

BOOK 1696 PAGE 32

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
MAY 10 2 11 PM '83

DONNIE S. CAMPBELL

WHEREAS, E. EARL CRAVENS AND BETTY L. CRAVENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOEL T. HARTON AND MARTHA DARLENE HARTON

(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 FIVE THOUSAND AND NO/100-----

-----Dollars (\$ 5,000.00) due and payable

IN ONE HUNDRED TWENTY (120) equal monthly payments of Sixty-Six and 10/100 (\$66.10) Dollars per month Beginning July 5, 1983 and continuing until paid in full.

with interest thereon from May 10, 1983 at the rate of 10% per centum per annum, to be paid: AS SET OUT ABOVE.

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

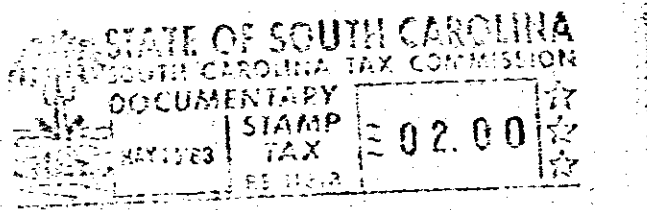
ALL that certain piece, parcel or lot of land situate lying and being in the City of Greenville and being known and designated as Lot 162 on plat of "Sherwood Forest" as filed in the RMC Office for Greenville County, South Carolina in Plat Book GG, Pages 2 and 3 and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Scarlett Street, said iron pin being approximately 200 feet from the intersection of Scarlett Street and LeGrand Boulevard; running thence N. 58-16 W. 216.3 feet to an iron pin; thence S. 26-54 W. 78.5 feet to an iron pin; thence S. 59-08 E. 210 Feet to an iron pin on Scarlett Street; thence with said Scarlett Street, N. 31-33 E. 75 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1187, Page 977 - Joel T. Harton 5/10/83

No penalty for prepayment

STO 2132 MAY 10 83 341



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.