

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 22 10 17 AM 1975

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WELFORD P. CROWE and JOYCE O. CROWE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SUPERIOR LIFE INSURANCE COMPANY OF FLORENCE, SOUTH CAROLINA,
(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

Fifteen Thousand Nine Hundred and no/100 Dollars (\$ 15,900.00) due and payable at the rate of One Hundred and no/100 (\$100.00) Dollars per month beginning thirty (30) days from date and a like amount each month thereafter, the entire balance due and payable on or before ten (10) years from date, payments to apply first to interest and balance to principal, Mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of 6% 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, being the major portion of lot # 49 and a small portion of Lots # 47 and 48 as shown on a plat of the property of William R. Timmons, Jr. recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 9, and being designated as Lot # 49 on a revised plat of Lots # 47, 48, and 49 of the above mentioned plat, which revision is recorded in Plat Book BB13, Page 15, and having, according to said revision, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Penarth Drive at the joint front corner of lots # 48 and 49 as shown on said revision and running thence with said Penarth Drive, S. 31-07 E., 142.5 feet to an iron pin; thence N. 60-04 E., 220.2 feet to an iron pin in the line of Lot # 46; thence with the line of said lot, N. 21-37 W., 66.2 feet to an iron pin; thence N. 88-28 W., 125.5 feet to an iron pin; thence S. 57-26 W., 52.9 feet to an iron pin; thence S. 71-25 W., 74 feet to the point of beginning.

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

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 23 PAGE 70

SATISFIED AND CANCELLED OF RECORD
27 DAY OF February 1975
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:35 O'CLOCK P. M. NO. 29254