

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
AUG 16 10 28 AM 1937  
OLLIE T. HIGGINS  
R. M. C.

WHEREAS, we, Willis Herman Crosby, Jr. and Margaree S. Crosby  
(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell

(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 Two Thousand Seven Hundred and No/100 (\$2,700.00) Dollars (\$ 2,700.00-->) due and payable in six (6) equal semi-annual payments of Four Hundred Fifty and No/100 (\$450.00) Dollars each on the 5th day of February and the 5th day of August of each year until fully paid, with interest payments to be made in addition to the above payments on principal.

with interest thereon from date at the rate of six per centum per annum, to be paid semi-annually.

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, on Deacon Street, known and designated as Lot No. 18 on a plat of the property of William Maxwell, made by C. O. Riddle, recorded in the R.M.C. office of Greenville County in Plat Book QQQ at page 37; and having, according to said plat, the following metes and bounds: Beginning at an iron pin on the eastern side of Deacon Street at the joint front corner of Lots 17 and 18, and running thence with Deacon Street S. 4-18 W. 77.2' to a pin; thence with the curve of Deacon Street, the chord of which is S. 30-53 E. 51.75', to a pin on Deacon Street; thence still with Deacon Street S. 66-05 E. 85' to a pin at the corner of Lot 5; thence with the lines of Lots 5 and 6 N. 15-46 E. 151.05' to a pin at the rear corner of Lot 17; thence with Lot 17 N. 85-42 W. 139.8' to the beginning corner.

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.