

FILED
MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

321 9 25 1974
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1320 PAGE 397

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID LEIGH CRARY AND MARLYN DAVIS CRARY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 and No/100

Dollars (\$ 2,000.00) due and payable

\$49.78 per month commencing September 25, 1974, and \$49.78 on the 25 day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of Nine (9%) 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 at Slater, being known and designated as Lot 6, Block S, as shown on a plat thereof made by Pickell & Pickell, Engineers, Greenville, S. C., November 26, 1955, and recorded in the RMC Office for Greenville County in Plat Book JJ at Page 128 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center line of a railroad spur track in the line of Lot 5, Block S and running thence with the Northwestern line of an unnamed road, S. 71-21 W. 270.9 feet to an iron pin at a turn in said road, which iron pin is 60 feet from the center line of the main track of the G & N Railroad; thence with the Northeastern side of said road, N. 40-54 W. 120 feet to an iron pin; thence N. 54-09 E. 379.6 feet to an iron pin in the center line of the aforementioned railroad spur track and also in the line of Lot 3, Block S; thence with the center line of said spur track, S. 0-33 E. 133.2 feet to an iron pin, the point of beginning.

The note and mortgage will be due and payable in full at any transfer of ownership.



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.

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