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GREENVILLE CO. S. C.

DEC 30 4 21 PM '75

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Austin L. Craft and Terrie B. Craft

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles H. Bailey and Margaret S. Bailey, their heirs and assigns

(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

Forty-four Thousand and no/100---------- Dollars ($ 44,000.00) due and payable in monthly installments of Two Hundred and no/100 ($200.00) Dollars each beginning February 1, 1976, and continuing each month thereafter until paid in full.

No interest on said amount.

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, in Chicksprings Township, on the northwestern of side of Old Mill Road near the City of Greenville, and according to the plat prepared for the within mortgagees by R. B. Bruce, RLS, dated August, 1961, and having the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Old Mill Road 865.6 feet southwest from Reid School Road and the corner of property of S. D. Southern and running thence with the northwestern side of said road S. 46-26 W. 266.9 feet and S. 50-11 W. 64 feet to iron pin; thence N. 53-27 W. 200 feet to iron pin; thence N. 39-15 E. 322.1 feet to iron pin in line of property of S. D. Southern; thence with the line of said property S. 54-13 E. 245.7 feet to beginning corner, containing according to said plat 1.66 acres.

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.

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