

SEP 5 2 50 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 867 PAGE 531

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Samuel C. Craven and Betty M. Craven

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lehman A. Moseley, Jr.

(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 Hundred Fifteen and No/100

Dollars (\$515.00) due and payable

On or before the 31st day of August, 1962

with interest thereon from date at the rate of None per centum per annum, to be paid: None

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 the City of Greenville, being known and designated as a part of Lot No. Twelve (12), and a part of Lot No. Thirteen (13), as shown on a plat of the property of G. L. Walker, which plat is recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book "H", at Pages 17 and 18, and having, according to said plat, and according to a plat of the property of Cecil E. Merritt made June, 1959, by R. W. Dalton, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rice Street, formerly Henrietta Avenue, which iron pin is 60 feet in an easterly direction from the intersection of Tyler Street and Rice Street, and running thence S. 26-48 E. 200.2 feet to an iron pin; thence running N. 62-34 E. 60 feet to an iron pin; thence running N. 20-56 W. 207 feet to an iron pin on the southern side of Rice Street; thence running along the southern side of Rice Street S. 56-12 W. 60 feet to an iron pin, the point of beginning.

This mortgage represents a third mortgage in priority over the above described property, and is a purchase money mortgage.

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.

Handwritten signatures and notes:
Lehman A. Moseley, Jr.
C. Craven
Betty M. Craven
515.00
31st day of August, 1962