

RECORDS... 34 751

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BOOK 1083 PAGE 294

OLLIE EDENWORTH
R.M.C.



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **E. B. Craven and Ollie**

Pansy Craven

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Five Thousand Six Hundred and no/100** DOLLARS (\$ **5,600.00**), with interest thereon at the rate of **six & three-fourths** cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **eight** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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**, which is known and designated as part of tract #22 of the property of E. A. Smythe, et al as per plat thereof in the name of Buford T. Tate recorded in the R.M.C. office for Greenville County in plat book R at page 26 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of national highway 29 joint corner of tracts 21 and 22 and running thence North 88-34 W. 596.5 ft. to an iron pin thence North 0-35W. 150 ft. to an iron pin thence South 88-34E. 246ft. to an iron pin center of a branch thence along center of branch South 30-58E. 87.4 ft. thence South 88.34 E. 305 ft. to a stake on the westerly side of national highway 29 thence along the westerly side of highway 29 South 1-21W. 75 ft. to the point of beginning.

This is the same property conveyed by Paul M. Vernon dated July 17, 1953 and recorded in the R.M.C. office for Greenville County in deed book 482 at page 335.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.