

FILED
 GREENVILLE, CO. S. C. PURCHASE MONEY MORTGAGE
 STATE OF SOUTH CAROLINA } MAY 7 4 43 PM '71 MORTGAGE OF REAL ESTATE BOOK 1189 PAGE 617
 COUNTY OF Greenville
 OLLIE FARNSWORTH HALL WHOM THESE PRESENTS MAY CONCERN:
 R. M. C.

WHEREAS, **Jeter E. Crim and Jewel W. Crim**

(hereinafter referred to as Mortgagor) is well and truly indebted unto
C. E. Runion Manufacturing Co.

(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
Four Thousand Five Hundred and no/100 Dollars (\$ **4,500.00**) due and payable

at the rate of \$100.00 per month on the 1st day of each month beginning on
June 1, 1971 and continuing until principal and interest have been paid in full. Said payments to be applied first to interest, balance to principal, Mortgagors shall have privileges of anticipation without penalty, with interest thereon from date at the rate of **8** per centum per annum, to be paid: **as aforesaid**

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 place, 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 Oneal Township containing approximately **3.2 acres**, and constituting all of lot no. 5 and the greater portion of lot no. 4 as shown on a plat of property of L. E. Pollard recorded in plat book WW at page 236 and 237 and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a county road, joint front corner with property of E. E. Pollard, and running thence in a northwesterly direction along the center of a gully as the property line (the traverse line being N 22-05 W, 200 feet, N 23-17 W, 146 feet, N 38-39 W, 93.9 feet and N 28-06 W, 117.5 feet) to an iron pin on the line of property of the Commission of Public Works of the City of Greer; thence along the line of said City property N 63 E, 200.5 feet to an iron pin; thence continuing along said City property, S 56-50 E, 180 feet to an iron pin; thence S 10-30 E, approximately 450 feet to an iron pin in the center of the aforesaid County road; thence along the center line of said County road approximately 180 feet to the point of beginning.

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.