

GREENVILLE CO. S. C.

JUN 11 12 08 PM '71

BOOK 1194 PAGE 430

MORTGAGE OF REAL ESTATE—Office of Love, Thomas, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James M. Crain and Mary C. Crain

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

WHEREAS, the Mortgagor is well and truly indebted unto Jas. L. Love

(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

-----Three thousand and no/100----- DOLLARS (\$ 3,000.00),
with interest thereon from date at the rate of -7- per centum per annum, said principal and interest to be repaid:

\$50.00 on the tenth day of each and every month hereafter commencing July 10, 1971, payments to be applied first to interest, balance to principal, balance being due September 10, 1974.

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, Chick Springs Twp. on the northwest side of U.S. Hwy. 29 near the City of Greenville, shown as the major portion of lot shown on plat in Plat Book Q, pg. 92, and more particularly described as follows:

BEGINNING at an i.p. on the northwest side of U.S. Hwy. 29 at joint front corner with an 18' strip heretofore conveyed to Shelton J. Rimer, and running thence with line of said strip, N 39 W 357.7' to an i.p.; thence S 51-47 W 18' to a concrete monument in line of lot described below; thence with line of said property, N 31-38 W 1096' to an i.p.; thence N 57-45 E 222.6' to an iron pin in line of property now or formerly of W.S. Edwards; thence with line of said property, S 31-42 E 1103' to an i.p.; thence S 38-13 E 45' to an i.p.; thence S 51-47 W 132' to an i.p. on east side of a 25' driveway; thence S 39 E 285' to an i.p. on the northwest side of U.S. Hwy. 29; thence with north side of said Hwy., S 51-47 W 65' to beginning corner. Subject to rights of way granted to Greenville County for road purposes in a strip 25' in width lying along the north side of said property. Being the same property conveyed to the mortgagors by Deed Book 818, pg. 401.

ALSO: Adjoining tract described as follows: BEGINNING at the corner at extreme southeast portion of lot formerly owned by M.W. Edwards, said corner marked by a concrete monument, and running thence N 32-45 W 841' to an i.p. at corner of property conveyed to Watkins Edwards by Virginia Mann; thence S 58-30 W 470' to an i.p.; thence S 60-45 E 858.6' to beginning corner, containing 4 acres, more or less. Being the same property conveyed to mortgagors by Deed Book 828, pg. 32.

For source of title see Deed Books 818, pg. 401 and 828, pg. 32. This mortgage is junior to mortgage of Fid. Fed. Sav. & Loan/recorded Mtg. Book 1174, pg. 355 and mortgage to Waites T. Edwards recorded Mtg. Book 1068, pg. 517 and Mtg. Book 1083, pg. 447 and is subject to sewer right of way in Deed Book 915, pg. 573, and this mortgage is to rank equally with other mortgage by mortgagors to (SEE BELOW).

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. mortgagee herein recorded in Mortgage Book 1102, pg. 554.