

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 29 2 31 PM '80

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kathleen Ann Crawford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bess M. McEachern

(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

Dollars (\$ 1,400.00) due and payable

on October 15, 1980, principal and interest

with interest thereon from Oct. 15, 1979 at the rate of 10% per centum per annum, to be paid: annually

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:

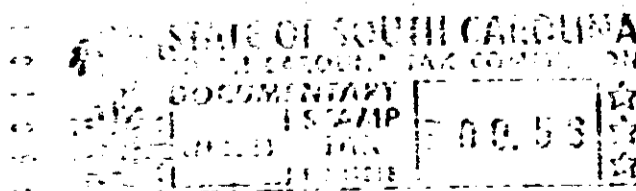
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of All that piece, parcel or tract of land, with buildings and improvements thereon, situate, lying and being on the Northwestern side of Anderson Road (sometimes referred to as Old Anderson Road) near the City of Greenville, being known and designated as Lot #11 on a plat of property of American Bank and Trust Company made by R. E. Dalton, Engineer, February, 1922, and recorded in Plat Book F at Pages 43 and 44, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the Northwestern side of Anderson Road, joint front corner of Lots # 11 and #12, N. 53-40, W. 137.9 feet to an iron pin in line of Lot #15; running thence with line of Lot #15 N. 42-43 E. 49.8 feet to an iron pin, running thence with line of Lots #59 and #62, S. 53-40 E. 139.3 feet to an iron pin on the Northwestern side of Anderson Road; running thence with Northwestern side of Anderson Road S. 43-15 W. 50 feet to an iron pin, the beginning corner. LESS, however, a strip heretofore conveyed to South Carolina Highway Department for road purposes.

This is the same property conveyed to Grantor by Lollie G. Gibson and Eleanor O. Gibson by deed recorded in the R.M.C. Office for Greenville County in Deed Book 924 at Page 272. This property is conveyed subject to easements, rights-of-way and restrictions of record.

This is the same property on which there was a contract of sale dated September 4, 1972, between Residential Enterprises, in the person of Larry Carper and Kenneth Leroy Towe. The said Kenneth Leroy Towe hereby releases and devises unto the Grantee herein all right, title or interest which he may own in the subject property resulting from said contract of sale.

This is the same property conveyed to Bess M. McEachern from Larry Carper on September 8, 1973 recorded in the R.M.C. office of Greenville County in book 984 at page 563.



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 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.

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