

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1577 938  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT MILTON CRAIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MAUDE H. CRAIN and MARTHA KATHERINE CRAIN

(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

FIFTEEN THOUSAND

Dollars (\$ 15,000.00 ) due and payable

\$100.00 per month, commencing September 1, 1982, and continuing thereafter until paid in full

without  
~~with~~ interest thereon from

at the rate of

per centum per annum, to be paid:

Borrower reserves the right to anticipate in full or in part at any time

without penalty

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 certain piece, parcel, or lot of land, situate, lying and being on the south side of Northwood Avenue, in the City and County of Greenville, South Carolina, being shown and designated as Lot 10 on a Plat of Furman C. Smith and G. Herman Walker, recorded in the RMC Office for Greenville County in Plat Book S, at Page 3, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of Northwood Avenue, said iron pin being 300 feet east of the southeast intersection of Summit Drive and Northwood Avenue, and running thence with Northwood Avenue, S 87-34 E, 70 feet to an iron pin; thence S 01-26 W, 170 feet to an iron pin; thence N 87-34 W, 70 feet to an iron pin; thence N 01-26 E, 170 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed dated August 16, 1982, from Manuel Stephen Bowen, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

Mortgagees' address:  
300 Bailey Street  
Greenville, SC 29609

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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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4.0 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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