

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED  
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DONNIE W. WILKINS  
R.M.C.

WHEREAS, William Alexander and Sara Case Crane

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Twenty Thousand and no/100 Dollars (\$20,000.00) due and payable

February 1, 1998

with interest thereon from February 16, 1989 at the rate of 13.25 % per centum per annum, to be paid monthly

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 Mortgagee 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, on the southern side of Blue Ridge Drive, being known and designated as Lot No. 2 as shown on a plat prepared by W.R. Williams, Jr., dated 12-14-79, and recorded in the RMC Office for Greenville County at Plat Book 7-Q, Page 91, and having, according to said plat, the following netes and bounds:

BEGINNING at an iron pin on the southern side of Blue Ridge Drive at the joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lot No. 1 S 0-23 E 193.2 feet to an iron pin; thence N 80-40 W 85 feet to an iron pin; thence N 7-57 W 193.4 feet to an iron pin on the southern side of Blue Ridge Drive; thence S. 33-39 E 110 feet to the point of beginning.

TOGETHER WITH an easement over the property described hereinbelow to allow for the construction, operation and maintenance of such septic tank drain fields as may be necessary to adequately serve the premises conveyed hereinabove. The premises over which the aforesaid easement is granted are described as follows:

BEGINNING at an iron pin at the Southeastern corner of the premises conveyed hereinabove, and running thence S 11-50 E 157 feet to a point; thence N 82-42 W 85 feet to a point; thence N 11-27 W 160 feet to an iron pin; thence S 80-40 E 85 feet to the point of beginning, and containing .29 acres, more or less, as shown on the plat referred to hereinabove.

THIS is the same property conveyed to the Mortgagors herein by deed of Herman H. Case et al. dated December 28, 1979 and recorded in the RMC Office for Greenville County at Deed Book 1118, Page 114.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

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

DO 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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