

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 11 4 36 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William E. and Vera F. Craig

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Forty-nine and 20/100 ----- Dollars (\$ 3,049.20) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

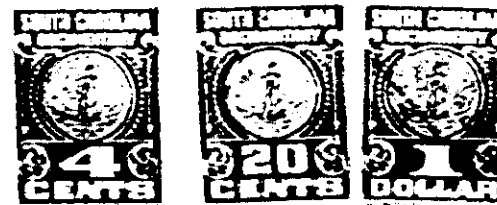
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Bates Township, containing 20.1 acres, more or less, on the western side of U. S. Highway #25, and being a portion of the property of William E. and Janie S. Hart, and having the following metes and bounds, to-wit:

Beginning at a point in the center of U. S. Highway #25 at the corner of property of Lora H. Keeler, which point is situate 1,150.38 feet from the center of the intersection of U. S. Hwy. 25 and Mill Road; thence with the road N 35 E, 243.54 feet to an iron pin; thence N 22 E 239.58 feet to an iron pin; thence N 3 W 580.3 feet to a stake in a ford; thence with the creek N 86 W 320.1 feet to a cherry stump; thence N 85-30 E 619.03 feet along the property of Mary Tesner Hadden; thence still with the Hadden property S 31 W 599.95 feet to an iron pin; thence along the Keeler property the following courses and distances, to-wit: S 46-30 E 393.36 feet; thence N 56 E 169.62 feet; thence S 49-45 E 214.5 feet; N 76-30 E 198 feet; S 73 E, 73.92 feet; S 58-45 E 85.8 feet; S 22 E, 247.92 feet to the point of beginning and being the same property conveyed to me in deed book 647 at page 114.

This being the identical property conveyed to the Mortgagor herein by Deed of Hazel R. Gordon dated February 25, 1961, recorded in the R. M. C. Office for Greenville County in Deed Book 669, Page 99, less .39 acres to the Highway Department for right-of-way dated 1965 and recorded in Docket Number 23515.



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 thereon, and including all fixtures, plumbing, and heating fixtures now or hereafter installed, 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises by and those it styled in the simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and all persons forever lawfully claiming the same or any part thereof.

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