Mortgagee's Address: P. O. Box 608, Greenville, S. C. 29602

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

COUNTY OF GREENVILLE ACT

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

WHEREAS,

Sam D. Crosby and Sarah Hafley Crosby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina

(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

Twelve Thousand Thirty-three and 60/100 Dollars (\$ 12,033.60) due and payable

in sixty (60) consecutive monthly installments of Two Hundred and 56/100 Dollars (\$200.56) each, commencing September 10, 1979 and to be made on the 10th day of each successive month until paid in full.

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's heirs, successors and assigns:

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ALL that certain piece, parcel or lot of land, situate, lying and being on the north-western corner of the intersection of Hollywood Drive with Vedado Lane in Greenville County, South Carolina, being shown and designated as Lot No. 71 on a plat of VARDRY-VALE, Section 1, made by Campbell & Clarkson Surveyors, Inc., dated November 15, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book WWW, at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Vedado Lane and running thence N. 59-07 W. 154.8 feet to a point in the rear corner of Lots Nos. 71 and 70; thence with the line of Lot 70 N. 46-34 E. 158.2 feet to an iron pin on Hollywood Drive; thence with Hollywood Drive, S. 31-47 E. 90 feet to a point at the intersection of Vedado Lane and Hollywood Drive; thence with said with said intersection S. 3-17 E. 43.9 feet; thence with Vedado Lane S. 35-13 W. 75 feet to the point of beginning.

Being the same property conveyed to mortgagors herein by deed of Dempsey Real Estate Co., Inc., said deed being dated August 26, 1969, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 874, at Page 567.

DOCUMENTARY - STAMP - STAMP

Together with all and singular rights, members, heredit ments, 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.

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

The Mertgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to seil, 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 sail 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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