STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

V

## MORTGAGE OF REAL ESTATE

## TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS. MORRIS J. CRAIN and EDITH CRAIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

thereinafter 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 Two Thousand Five Hundred Eighty and No/100------

Dollars (\$ 2,580.00 ) due and payable

upon such time as the Mortgagors herein become deceased or cease to own or occupy the premises described below. At such time the entire principal amount shall be due and payable with no interest thereon.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mertgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mertgagor may be indebted to the Mertgagoe at any time for advances made to or for his account by the Mertgagoe, and also in consideration of the further sum of Three Dellars (\$3.00) to the Mertgago r in hand well and truly paid by the Mertgagoe 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 Mertgagoe, 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, being shown and designated as Lot No. 3, Section 1, on plat of Victor-Monaghan Mills, which plat is recorded in the RMC Office for Greenville County in Plat Book S, at pages 179-181, and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to Morris J. Crain and Beulah W. Crain by deed recorded in Deed Book 382, at page 103 on May 18, 1949. Beulah W. Crain died intestated in 1956, and her heirs, William M. Crain, Charles J. Crain, and Ora Jane Odom conveyed their interest to Morris J. Crain by deed recorded in Deed Book 752, at page 352, on July 6, 1964. Morris J. Crain conveyed a one-half interest in the property to Edith Crain by deed to be recorded.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, South Carolina 29601



Together with all and singular rights, members, hereditiments, and apportenances to the same belonging in any way incident or appertisining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures and equipment, other than the usual bousehold furniture, be considered a part of the real estate.

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

The Minigagir covenants that it is lawfully secred of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, councy 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 Minigagoe forever, from and against the Minigagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUFFLY CO. INC.

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