

MORTGAGE OF REAL ESTATE—Offices of **OLLIE E. FAIRBANKS** & **THOMASON**, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James William Crenshaw (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **City of Greenville, 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 **Thirty Thousand and 00/100**

(\$30,000.00) DOLLARS (\$ 30,000.00),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: (See note for interest terms). PAYABLE on demand with the maker having **six** months after demand in which to make full payment. This mortgage and the note which it secures is given as a guarantee by the Mortgagor that he will perform, pay and comply with all bonds on which he is surety and filed in the Municipal Court of the Mortgagee. The Mortgagee may, at any time it may desire, demand that the Mortgagor promptly pay any or all bonds which he has signed as surety and filed in the Municipal Court of the Mortgagee and can demand payment of this mortgage and the accompanying but the Mortgagor shall have six months after written demand for payment by the Mortgagee in which to make full and final payment of the Note and Mortgage and any payment made under same shall cause a reduction in the amount of the aggregate bonds on file **

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,

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Pendleton Street being the major portion of Lot 4 and portions of Lots 3 and 5 as shown on a plat prepared by John M. Cureton on March 14, 1903, recorded in the R.M.C. Office for Greenville County in Plat Book "A", at page 58, and as shown on a plat made by R. E. Dalton, Engineer, in September, 1946, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pendleton Street at the joint front corner of Lots 3 and 4 and running thence along the southern side of Pendleton Street s. 70-30 w. 47 1/3 feet to an iron pin at the joint front corner of Lots 4 and 5; thence s. 25 e. 69 feet to a point; thence s. 48 e. 50 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence n. 47-30 e. 32 2/3 feet to an iron pin; thence n. 29-24 w. 101.8 feet to an iron pin on the southern side of Pendleton Street; thence along the southern side of Pendleton Street s. 69-36 w. 5 feet to the beginning. Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 667, at page 162.

ALSO:

All those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being known and designated as Lots 6 and 7 on a plat of a subdivision known as American Bank and Trust Company, recorded in the R.M.C. Office for Greenville County in Plat Book "F", at page 192 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Washington Street Extension at the joint front corner of Lots 5 and 6 and running thence s. 62-34 w. 211.1 feet; thence n. 27-40 w. 100 feet to the rear corner of Lot 8; thence with the line of Lot 8 n. 62-34 e. 211.6 feet to an iron pin on the western edge of Washington Street Extension; thence along said street s. 27-26 e. 100 feet to the beginning. Being the same property

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

**in said Municipal Court. Mortgagee shall have the right to determine which bonds so filed shall be evidenced under payment of this note and mortgage.

*(description continued on back)