

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO., S. C.

MORTGAGE OF REAL ESTATE

BOOK 1162 PAGE 321

AUG 4 4 03 PM '70

OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James Connie Crain and Mary B. Crain

(hereinafter referred to as Mortgagor) is well and truly indebted unto William C. Brooks

(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 Four Thousand and no/100-----

-----Dollars (\$4,000.00) due and payable a cash payment of \$50.00 on July 1, 1970 and a like payment of \$50.00 cash on the 1st day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

Payments are to be deposited into special account of William C. Brooks at Travelers Rest Federal Savings and Loan on the first day of each month successively.

with interest thereon from date at the rate of 8 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 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, Bates Township, on the west side of Batson Avenue in the Town of Marietta, S. C.. Known as a part of the Estate of Henry A. Batson and being more fully described according to a plat and survey made by W. P. Morrow and Terry T. Dill with the following metes and bounds to-wit:

BEGINNING on an iron pin on the west side of Batson Avenue, joint corner with the property of George and Lessie Bowers and running thence with Batson Avenue, N. 19-30 E. 100 ft. to iron pin; thence N. 70-15 W. 150 ft. to an iron pin; thence S. 19-30 W. 100 ft. to iron pin, joint corner with Bowers property; thence with line of Bowers property S. 70-15 E. 150 ft. to the beginning corner, more or less.

See deed recorded in R.M.C. office for Greenville County in Book 766 at Page 570, also Book 789 at Page 398.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

TO 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.