

REGULATION NO. 22
COMPLIES WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
31 10 45 PM '73

BOOK 1271 PAGE 543

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jimmy L. Crane and Gail W. Crane

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wade H. Stack

(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

One thousand four hundred fifty-two and 58/100----- Dollars (\$ 1,452.58) due and payable

Twenty Five Dollars (\$25.00) monthly with first payment due and payable on April 1, 1973 and a like payment on the first of each month until paid in full, payment first applying to interest, then principal.

with interest thereon from date at the rate of 8 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

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina being known and designated as Lot No. 141 on plat of Augusta Acres, property of Marsmen Inc. recorded in the RMC Office for Greenville County in Plat Book S. at page 201 and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the north side of Meadors Avenue joint corner of Lots 140 and 141 and running thence with Meadors Avenue N. 81-44 E. 180 feet to and iron pin; thence in a curved line N. 36-44 E. 35.4 feet to an iron pin on the west side of Lamar Circle; thence with Lamar Circle N. 8-16 W. 85 feet to an iron pin joint corner of Lots 141 and 142; thence with line of Lot 142 S. 81-44 W. 205.6 feet to an iron pin in line of Lot 140; thence with the line of Lot 140 S. 8-16 E. 110 feet to an iron pin the beginning corner.

This mortgage is a junior mortgage to mortgage to Aiken Loan & Security Company.

Together with all and singular rights, members, hereditaments, 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.