

MORTGAGE OF REAL ESTATE
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA **Aug 30 9 33 AM '77** MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE **W. S. TANKERSLEY**
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, HAROLD E. CRUMLEY and MYRA D CRUMLEY

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereto, the terms of which are incorporated herein by reference, in the sum of

Eight Thousand One Hundred and No/100-----Dollars (\$ 8,100.00-----) due and payable \$135.00 per month commencing on September 22, 1977 and each and every month thereafter on the 22nd day \$135.00 in sixty (60) payments, until paid in full with interest and thereon after maturity at the maximum legal rates.

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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, Oneal Township, about two miles west of Sandy Flat, lying in the intersection of two State Highways No. 253 and 156, and being a part of tract No. 1 as shown on Plat of Property of M. L., G. R. and M. M. Crumley made by M. S. Brockman, Registered Surveyor, April 22, 1949, and being the tract conveyed to me in the division of the said tract of land as shown on said plat, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the intersection of said two highways, and runs thence with the center of Highway No. 253, N 15-20 W. 100 feet to a bend; thence N 12-06 W 114.5 feet to a nail and cap in the center of the said highway, and joint corner of a 40 foot strip being conveyed this day to Rayford C. Crumley; thence with the common line of this lot and of the 40 foot strip, N 77-10 E 330 feet to an iron pin on the Poss line; thence with the said line, S 19-20 E 335 feet to a nail and cap in the center of Highway No. 156 (iron pin back on line at 24 feet); thence with the center of the highway No. 156 N 62-00 W 100 feet to a bend; thence N 77-00 W 100 feet to a bend; thence S 80-10 W 196 feet to the beginning corner, containing One and Nine Tenths (1.9) acres, more or less.

THIS is the same property conveyed to Harold E. Crumley and Myra D. Crumley by deed of M. M. Crumley dated November 28, 1966 and recorded in the RMC Office for Greenville County, South Carolina on December 1, 1966 in Deeds Vol. 810 at Page 72.

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GREENVILLE, S. C.

Together with all and singular rights, members, hereditaments, 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 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 who may lawfully claim the same or any part thereof.