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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
R 21 11 09 AM '77
S. STANWERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe Austin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert H. Crossfield, as Executor of the Estate of the late William R. Crossfield, P. O. Box 737, Griffin, Georgia, 30224,

(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 -----

Twenty-One Thousand and No/100----- Dollars (\$ 21,000.00) due and payable

as per the terms of said note;

with interest thereon from _____ date at the rate of nine per centum per annum, to be paid: as per the terms of said note.

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, on the south side of Hilton Street (formerly known as River Street), in the City of Greenville, being shown as Lots Nos. 70, 71, 72, 73, 74 and a portion of Lot No. 69 on plat of Section 2 of Nicholtown Heights made by W.J. Riddle, Surveyor, April 1941, recorded in the RMC Office for Greenville County, S.C., in Plats Book M, Pages 4 and 5, and a survey made by Jones Engineering Services, December 1965, recorded in the RMC Office for Greenville County, S.C., in Plats Book LLL, Page 122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Hilton Street at the north-east corner of Lot 74 and running thence S 16-14 E 295 feet to an iron pin in the center of a branch; thence along the center of the branch (the traverse line being S 64-17 W) 200 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence N 29-30 W 199.2 feet to an iron pin; thence N 16-14 W 130.5 feet to an iron pin on the south side of Hilton Street in the front line of Lot 69; thence along the south side of Hilton Street N 73-46 E 708.1 feet to the beginning corner.

This being the identical property conveyed to the mortgagor by deed of the mortgagee, to be executed and recorded of even date herewith.

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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 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.

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