

FILED
GREENVILLE CO. S. C.

REAL ESTATE MORTGAGE

State of South Carolina, 10 3 29 AM '79

Vol 1472 Page 925

County of GREENVILLE

CONNIE CAMPERSLEY
R.P.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said EARL JASPER CRAWFORD hereinafter called Mortgagor, in and by a certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of ONE HUNDRED TEN THOUSAND Dollars (\$110,000.00), with interest thereon payable in advance from date hereof at the rate of 11 % per annum; the principal of said note together with interest being due and payable in (20) quarterly installments as follows:

Beginning on MAY 9, 1980 19 and on the same day of each quarterly period thereafter, the sum of seven thousand two hundred twenty-three and 89/100 Dollars (\$ 7,223.89) and the balance of said principal sum due and payable on the 9 day of May, 1985.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and or interest shall bear interest at the rate of 11 % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in GREENVILLE, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

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All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on New Cedar Lane Road (Highway No. 183) and being shown on a plat prepared by John C. Smith, R.L.S., on November 6, 1970, as Lots Nos. 5,6,7, and 8 of Block A, Grand View Heights Subdivision, and having the following metes and bounds, to wit:

Beginning at an iron pin on the New Cedar Lane Road at the joint front corner of Lots 4 and 5 and running thence with the common line of said Lots, S.45-03 W. 232 feet to an iron pin in Old Cedar Lane Road; thence in a northwesterly direction with Old Cedar Lane Road, N.50-38 W. 83.6 feet to an iron pin; thence N. 44-14 W. 83 feet to an iron pin; thence N. 34-03 W. 84.4 feet to an iron pin; thence N.25-00 W. 88.2 feet to an iron pin thence leaving Old Cedar Lane Road and running with the common line of Lots 8 and 9, N. 45-03 E. 193 feet to an iron pin on the edge of New Cedar Lane Road; thence along the New Cedar Lane Road, S.44-57 E. 332 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed from Mae Wynn Black recorded in the RMC Office for Greenville County Deed Book 943 at Page 130 on the 10th day of May, 1972.

The Grantor herein assumes and agrees to pay that certain mortgage to Mae Wynn Black recorded in the RMC Office for Greenville County in Mortgage Book 1232 at Page 615 on May 10, 1972 in the amount of \$20,000.00.

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