

GREENVILLE COUNTY
10 07 AM '80
CRAWLEY
DON'T

Mortgagee's Address:

40 CORBIA
15 Wellington
Greenville SC 29609

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

BOOK 1497 PAGE 636

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES ERNEST CRAWLEY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BILLY J. COLEMAN

(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-five Thousand and no/100 ----- DOLLARS (\$25,000.00),
with interest thereon from date at the rate of 14.5 per centum per annum, said principal and interest to be repaid: In monthly installments of Three Hundred Twenty and no/100 (\$320.00) Dollars per month, commencing on the first day of April, 1980 and continuing on the first day of each consecutive month thereafter until paid in full.

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 North side of West Poinsett Street (formerly U. S. Highway No. 29) in the City of Greer, Chick Springs Township, designated as Lot No. 40 of the W. H. Brockman Estate, according to survey and plat by Dalton & Neves, dated June, 1926, recorded in Plat Book "H", page 132, in the RMC Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of West Poinsett Street, corner of Lots No. 39 and 40, and running thence along line of same, N 12-00 E, 175 feet to an iron pin; thence N 78-00 W, 65 feet to an iron pin, corner of Lot No. 41; thence along the line of Lot No. 41, S 12-00 W, 175 feet to an iron pin on North side of West Poinsett Street; thence along said street, S 78-00 E, 65 feet to the beginning corner.

ALSO, all that right and easement to and for the use of the driveway as reserved in a certain deed of conveyance from R. A. Dobson and I. B. Dobson to W. R. Houseman, dated July 1, 1942, recorded in Deed Book 247, page 256, RMC Office for said County, in that portion of Lot No. 39 adjoining that above described, extending from West Poinsett Street, with a uniform width of six feet with the depth expressed in the said deed.

DERIVATION: Deed of Ernest L. Crawley recorded in Deed Book 112/ at 823 page
DATED 3-10-80

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SC 106-1080

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