

BOOK 1505 PAGE 567
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Belton SC
29627

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CO. S. C.

WHEREAS, DONNIE CRAWFORD '80
(hereinafter referred to as Mortgagor) is well and truly indebted unto

JULIAN C. CRAWFORD and GENEVA C. CRAWFORD,

(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 Thousand Five Hundred and No/100

Dollars (\$20,500.00) due and payable

In 144 monthly installments of principal and interest with each payment to represent its amortized share of principal and interest at 6% per annum, with the first payment to be due July 1, 1980, continuing on the same day of each month thereafter. Payments to be \$200.05 per month.

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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,

ALL that piece, parcel or tract of land, together with the improvements thereon, situate, lying and being in the Dunklin Township, Greenville County, State of South Carolina containing Thirty Four and one-fourth (34 1/4) acres more, or less, on a branch tributary to Horse Creek, waters of Reedy River, and known as Tract No. 4 of the Home Lands, and more particularly described as follows:

BEGINNING at a stone 3X old; thence N. 45 1/5 E. 18.37 to stone 3X new; bounded by estate of Perry Tripp and William Gray, thence N. 17 W. 24.69 to stake 3X new, bounded by tract No. 5; thence S. 59 4/5 W. 9.86 to stake 3X New, bounded by tract No. 2; thence S. 5 1/2 E. 32.02 to the beginning. Bounded by tract no. 3 the above courses and distances are according to a survey made December 13, 1923.

LESS: That certain approximate one acre more or less previously deeded by Julian C. Crawford to William Richard Crawford recorded February 10, 1960 in Deed book 644 at page 219 and then deeded back to Julian C. Crawford by William Richard Crawford recorded August 23, 1972 in deed book 952 at page 613.

THIS being the same property conveyed to the Mortgagor herein by deed of Julian C. Crawford and Geneva C. Crawford, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 00.70

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.

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