

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MAY 11 11 49 AM '81

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN H. HANFERSLEY
R.M.C.

WHEREAS, We, Thomas D. Croft and Elizabeth W. Croft

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FORTIS CORPORATION

(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 FOUR THOUSAND FOUR HUNDRED ----- Dollars (\$ 24,400.00) due and payable on demand

with interest thereon from 90 days from date at the rate of 12% per centum per annum, to be paid: monthly
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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:

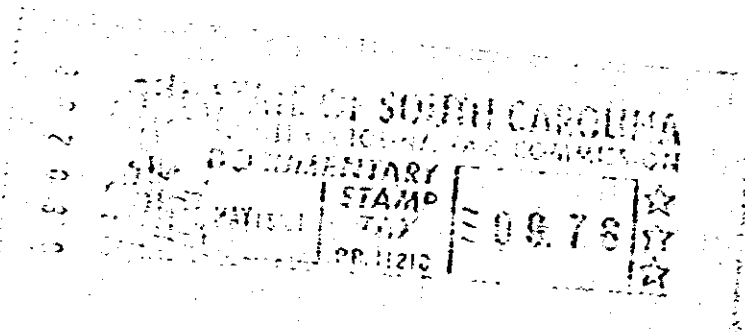
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, being on the southern side of Woodvale Avenue, in the City of Greenville, being known and designated as Lot No. 251 on plat of Traxler Park, by R. E. Dalton, March, 1923, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at pages 114 and 115, and being described more particularly according to a recent plat for Thomas D. Croft and Elizabeth W. Croft, by Carolina Surveying Company, dated Oct. __, 1980, to-wit:

Beginning at an iron pin on the southern side of Woodvale Avenue at the joint corner of Lots Nos. 250 and 251, and running thence with the line of Lot No. 250, S. 25-23 E. 189.4 feet to an iron pin; thence running with the line of lot No. 280, N. 56-00 E. 70.8 feet to an iron pin; thence with the line of Lot 252, N. 25-23 W. 185.7 feet to an iron pin on the southern side of Woodvale Avenue; thence with the southern side of Woodvale Avenue S. 58-57 W. 70.4 feet to the beginning corner.

This is the same property conveyed to mortgagors by Richard A. Rhame by deed dated and recorded Oct. 16, 1980 in deed book 1135 page 578 of the RMC Office for Greenville County, S. C.

Mortgagee's address:
408 East North Street
Greenville, S. C. 29601



400 8 12231801

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 is 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.

