

1515-001

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.
1981
SLEY

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

WHEREAS, Crosby & Bagwell Enterprises, A South Carolina Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto Adela L. DuVernet

(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 **Fifty Seven Thousand Seventeen and no/100-----**
----- Dollars (\$ 57,017.00-) due and payable

in two (2) equal annual installments beginning June 19, 1982, together

with interest thereon from date hereof at the rate of 13 per centum per annum, to be paid:

in two (2) equal annual installments 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, near the City of Greenville, and being shown as lot marked "Sold," Section B, on plat of Mansfield Park, made by Piedmont Engineering Service, December, 1960, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM, at page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point approximately 396.5 feet from the Intersection of Pendleton Road and Whitehorse Road at the joint front corner of Lot Seventeen (17) and Lot marked "Sold." Running S 36-21 W 205.5 feet; thence turning and running S 53-35 E 35.0 feet; thence S 65-15 E 54.4 feet; thence S 47-16 E 117.1 feet; thence S 47-16 E 40.2 feet; thence turning and running S 28-05 W 186 feet; thence turning and running N 58-04 W 274.1 feet back to the BEGINNING corner.

This being the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 1150, at page 908, in the RMC Office for Greenville County, South Carolina. Grantor: Adela L. DuVernet, recorded July 1, 1981.

Mortgagee's Address: 336 LaVista Apartment
Hillandale Road
Greenville, S.C. 29609

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
2284
JUL 1981
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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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