

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSE GALLO DIAZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL S. CRAIG and THERESA U. CRAIG

(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 **SIX THOUSAND EIGHT HUNDRED AND NO/100**-----

-----Dollars, \$ 6,800.00 ; due and payable
Eighty-Five and 23/100 (\$85.23) Dollars the 6th day of September, 1974,
and Eighty-Five and 23/100 (\$85.23) Dollars the 6th day of each month
thereafter until paid in full, with the right of anticipation,

with interest thereon from date at the rate of **8-3/4** per centum per annum, to be paid: **monthly.**

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, being known and designated as Lot No. 15, as shown on plat of Air Base Highlands, recorded in Plat Book Z, at Page 195, and being more particularly described according to a recent survey of J. C. Hill dated October 10, 1951, as follows:

BEGINNING at iron pin on northern side of Ace Avenue, at northeast intersection of Ace Avenue and a 30 foot street, and running thence with said 30 foot street N 0-51 W 150 feet to iron pin; thence S 89-15 E 50 feet to iron pin, joint rear corner of Lots 15 and 16; thence with joint line of said lots S 0-51 E 150 feet to iron pin on northern side of Ace Avenue; thence with said Avenue N 89-15 W 50 feet to point of beginning.

Also all that piece, parcel or strip of land, situate, lying and being near City of Greenville, in County of Greenville, State of South Carolina, being known and designated as westerly one-half (1/2) of Lot No. 16, Air Base Highlands, as per plat thereof recorded in R.M.C. Office for Greenville County, South Carolina, in Plat Book Z, Page 195, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on north side of unnamed street, joint front corner of Lots 15 and 16, and running thence N 0-51 W 150 feet to iron pin, common corner of Lots Nos. 13, 14, 15 and 16; thence S 89-15 E 25 feet to point in center of rear line of Lot No. 16; thence through the center of Lot No. 16 S 0-51 E 150 feet to point on north side of unnamed street; thence along north side of said unnamed street N 89-15 W 25 feet to iron pin, the point of beginning.



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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