

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NO 20 10 16 1975
CLERK OF COURTS

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

WHEREAS, Span Cruell, Jr. and Jo Ann J. Cruell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its successors and assigns

(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

Twelve Thousand Three Hundred Twenty-four & NO/100 Dollars (\$ 12,324.00) due and payable in 120 monthly installments of \$102.70 commencing on the 1st day of February, 1975, and on the same date of each successive month thereafter until paid in full.

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

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, in Cleveland Township, known as part of the land conveyed to P. D. Jarrard by deed of Thomas T. Goldsmith on the 29th day of January, 1943, and recorded the 1st day of February, 1943, Vol. 250, page 401, in R. M. C. Office, and being better described by plat and survey made by T. T. Dill on October 23, 1961, not yet recorded. And, being known as Lot #1 with the following metes and bounds:

BEGINNING on the west side of Mt. Pilgrim Road opposite property of D. J. Cruell and Lucia Cruell at the corner of new-cut street shown on plat as Pilgrim Circle and running thence N. 5-12 W. 90 feet to iron pin; on Mt. Pilgrim Road joint corners lots #1 and #2; thence N. 83-12 W. 135 ft. on right-of-way of Pilgrim Circle; thence S. 9-45 W. 30 ft. to iron pin in bend of road; thence S. 46-05 E. 90 ft. to iron pin on Pilgrim Circle; S. 80-0 E. 81.8 ft. to beginning corner.



4.96

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.

0.13.9

4328 RV-2