

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, We, R. Keith Crain and Sharon H. Crain

(hereinafter referred to as Mortgagor) is well and truly indebted unto William C. Brooks, Trustee, see Trust Agreement recorded in RMC Office, Greenville County in Book 907, at pages 9-13.

(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 **Three Thousand and NO/100*******

***** Dollars (\$ 3,000.00) due and payable a cash payment of \$30.00 on Sept. 15th, 1984 and like payment of \$30.00 on the 15th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

This is a mortgage and note given as security for the unpaid balance of the purchase price. with interest thereon from Sept. 10th, 1984 at the rate of 12% 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, Bates Township, which was originally reserved for a street right-of-way but was never opened nor deeded to the county for a street. This property being situate of Block Book Map Page 513.5, block 1 between lots # 16 and 16.3 and extends along the south-side line of Lot # 16.3 to the south or south-east corner of Lot # 22, and being more completely described with the following metes and bounds to-wit:

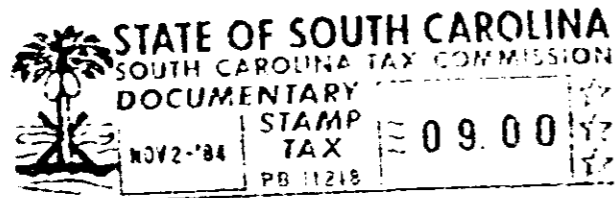
BEGINNING on an old iron pin, joint corner with the Radford property on Oakland Ave., and running thence; S. 26-32 E. 272.94 ft. to a iron pin on the southside of the proposed Street right-of-way, thence with South-side of proposed street right-of-way, N. 50-49 E. approximately 670 feet to a point directly across from the South-east corner of lot # 22; thence N. 39-11 W. 50.0 feet to the corner of lot # 22; thence with line of lot 16.3, S. 50 -49 W. 595.0 feet to iron pin; thence N. 80 -35 W. 33.1 feet to iron pin; thence N. 31 - 59 W. 262.9 feet to iron pin; thence N. 8-27 E. 38.1 feet to iron pin on the South - side of Oakland Ave., thence S. 48-53 W. approximately 75/80 feet, more or less to the beginning Corner. This property conveyed to the purchaser's of lot # 16 where they will have access to Oakland Ave., and also have a private drive to lot # 16.

This property is subject to all easements, covenantss, restrictions or right of ways of record or on the ground .

This being the same property conveyed to the mortgagors herein by deed of William C. Brooks, Trustee, of even date, to be recorded herewith in Deed Book 1225 at page 540 .

Mortgagors Address: P. O. Box 345, Marietta, S. C. 29661

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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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