

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF **Greenville** } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. E. Crawford, Jr.

Greenville, S. C.

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Citizens Bank**

organized and existing under the laws of **The State of South Carolina**

called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of

Twenty-five Hundred & no/100 Dollars (\$ **2500.00**), with interest from date, at the rate of **four and one half** per centum (**4½** %) per annum until paid, said principal and interest being payable at the office of **Citizens Bank**

in **Fountain Inn, S. C.** at such other place as the holder of the note may designate in writing, in monthly installments of **Nineteen and 13/100** Dollars (\$ **19.13**), commencing on the first day of **October**, 19 **40**, and on the first day of each month thereafter until the

principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **September** 19 **55**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the west side of Parkwood Avenue (sometime referred to as Parkwood Drive) being known and designated as Lot No. 135 on plat of North Hills property, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H at page 130, and having, according to said plat and a recent survey thereof made by R. E. Dalton, Engineer, August 18, 1940, the following mete s and bounds, to-wit:

BEGINNING at an iron pin on the west side of Parkwood Avenue, joint corner of Lots No. 134 and 135, said pin being 527.7 feet south from the southwest corner of the intersection of Parkwood Avenue and Hillcrest Drive, and running thence with the west side of Parkwood Avenue S. 19-17 W. 70 feet to an iron pin, joint front corner of Lots No. 135 and 136; thence with the line of Lot No. 136, N. 71-00 W. 140 feet to an iron pin; thence with the line of Lot No. 118, N 19-17 E. 70 feet to an iron pin; thence with the line of Lot No. 134, S. 71-00 E. 140 feet to an iron pin on the west side of Parkwood Avenue, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Central Realty Company dated April 30, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 221 at page 266.

Witness: Citizens Bank
Wit: Since

#4899
25
March 1946
Ollie Jarnsworth
R.M.C. OF GREENVILLE COUNTY
9:00 O'Clock
A.M.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described, and all of the property hereinbefore mentioned is hereinafter referred to as "mortgaged property."

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants with the Mortgagee that Mortgagor is lawfully seized in fee of the mortgaged property; that said property is free from all encumbrances and liens whatsoever, except

that Mortgagor has a good and legal right to sell and convey the same to Mortgagee; and that Mortgagor will warrant and defend the title to said property to Mortgagee forever against the claims and demands of any person or persons whomsoever, and if Mortgagee shall bring or defend any action to protect or establish any of its rights hereunder, the Mortgagor will pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the indebtedness secured hereby.