

COUNTY OF ~~SPARTANBURG~~ GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James J. Crump

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. C. Crump

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of given date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand Five Hundred and no/100

----- Dollars (\$9,500.00) due and payable Two Thousand and no/100 (\$2,000.00) Dollars on the first day of September, 1963 and a like payment on the first day of September of each successive year thereafter until paid in full,

with interest thereon from date at the rate of Six per centum per annum, to be paid: annually.

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 ~~Spartanburg~~ Greenville, in Chick Springs Township, being known and designated as Lot No. 28 of a subdivision of the property of Talmer Cordell known as Hampton Circle according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book AA at page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Hampton Circle, the joint front corner of Lots 27 and 28, and running thence with the southeast side of Hampton Circle N. 43 E. 85 feet to an iron pin at the corner of Lot No. 29; thence along the line of that lot, S. 47 E. crossing a branch, 177.9 feet to an iron pin at the rear corner of Lot No. 29; thence S. 36-21 W. 85.6 feet to an iron pin at the rear corner of Lot 27; thence along the line of Lot 27, N. 47 W. 187.8 feet to the beginning corner; being the same conveyed to me by deed recorded in Book 566 Page 107, RMC Office for Greenville County.

This is a second mortgage.

FILED
GREENVILLE CO. S.C.
JAN 9 3 56 PM 1964
OLIE E. SMITH
R.M.C.

Together with all and singular rights, members, herditaments, 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 hereto 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.