

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1009 PAGE 337

WHEREAS, Homer and Elizabeth Craft

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance & Loan Co., a corp.,

(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 Seven hundred Forty Four and no/100----- Dollars (\$ 3,744.00 ) due and payable in twenty three monthly installments of One Hundred (\$100.00) each, and one payment of One thousand four hundred forty four (\$1,444.00) commencing of the 1st day of November and continuing thereafter on the 1st day of each and every month until paid in full for a total of twenty four months.

with interest thereon from date at the rate of 7% 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

All that certain piece, parcel or lot of land in the State Of South Carolina, County of Greenville, lying on the northern side of Lake Circle Street being known as Lot 62 according to a plat of the Subdivision of Mills Mill recorded in Plat Book G.G., pages 60 and 61 in the R.M.C. Office for Greenville County, the house on said lot being known as Nos. 11 and 12, Lake Circle Street and being further described according to said plat as follows: BEGINNING At an iron pin on the northern side of Lake Circle Street at the joint corner of Lots Nos. 63 and 62 and running thence along the line of Lot 63 N. 28-24 W. 151.5 feet to an iron pin in the line of Lot 58; thence with the line of Lot 58 and Lot 59 N. 84-23 E 75 feet to corner of Lot 61; thence with the line of Lot 61 S. 39-53 E 104.8 feet to an iron pin on the northern side of Lake Circle Street; thence with said street S. 49-54 W. 92 feet to the beginning corner. Being the same premises conveyed to the grantor by deed recorded in Deed Book 519, Page 379.

an BEGINNING at the iron pin on the northern side of Lake Circle Street at the joint corner of Lots 63 and 64 and running thence with the line of Lot 64 N.15-34 W. 168 feet to an iron pin in the line of Lot 57; thence with the line of Lot 57, and Lot 58 N. 84-23E 54.8 feet to an iron pin at the corner of Lot 62; thence with the line of Lot 62 S. 28-24 E. 151.5 feet to an iron pin on Lake Circle Street; thence with the northern side of Lake Circle Street S. 66-46 E.88 feet to the beginning corner; this being all that certain piece parcel or lot of land in the State of South Carolina, County of Greenville, lying on the northern side of Lake Circle Street being known as Lot 63 according to a plat of the Subdivision of Mills Mill recorded in Plat Book G.G. Page 60 and 61 of the R.M.C. Office for Greenville County. The house on the above lot is known as Nos. 9 and 10 Lake Circle Street, and being further described according to said plat as above described. Being the same premises conveyed to the grantor by deed recorded in Deed Book 651, Page 61.

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.