

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1075 PAGE 45

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OCT 30 2 35 PM 1967

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, we, CRANE-WHATLEY PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. F. HAWKINS

(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 THIRTY-FIVE THOUSAND AND NO/100

Dollars (\$ 35,000.00 ) due and payable

Ten Thousand Dollars (\$10,000) due on October 1, 1968, Ten Thousand Dollars (\$10,000) due on October 1, 1969, Ten Thousand Dollars (\$10,000) due on October 1, 1970, and the balance due on October 1, 1971, to be applied first to interest and then to principal, with privilege to anticipate after January 1, 1968,

with interest thereon from Oct. 1, 1967 at the rate of 6% 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~~

ALL that tract of land in the County of Greenville, State of South Carolina, on the northeastern side of Hunt's Bridge Road, adjoining lands of Patterson, Western Hills subdivision, Blue Mountain Park subdivision, and Fenwick Heights subdivision, and shown on a plat entitled "Plat for Luther Crane" made by Webb Surveying and Mapping Company, Surveyors, October, 1967, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book VVV at page 79, reference to which is hereby craved for a fuller description.

This is a purchase money mortgage.

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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 11 PAGE 253

SATISFIED AND CANCELLED OF RECORD

20 Oct 1972  
Stephen Reddell

R. M. C. FOR GREENVILLE COUNTY, S. C.

9:01 O'CLOCK A. M. NO. 11931