

FEB 9 11 53 AM 1968

BOOK 1083 PAGE 447

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. CRAIN AND MARY C. CRAIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WAITES T. EDWARDS and MALVIN W. EDWARDS,

(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

Five Hundred and no/100 ----- Dollars (\$ 500.00) due and payable

at the rate of One Hundred (\$100.00) Dollars per month commencing one month after payment in full of a note dated September 6, 1967, in the face amount of Eight Thousand (\$8,000.00) Dollars secured by a mortgage recorded in the R. M. C. Office for Greenville County in Mortgage Book 1068 at page 517,

with interest thereon ~~at the rate of six (6%) per centum per annum, to be paid~~ said payments to be applied first to interest and then to principal

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, Chick Springs Township, described as follows:

BEGINNING at a corner at the extreme southeastern point of the property, which corner is marked by a concrete monument, and running thence N.32-45 W. 841 feet to an iron pin, corner of property heretofore conveyed by Waites T. Edwards to Virginia B. Mann; thence along the line of the property heretofore conveyed to Virginia B. Mann, S. 58-30 W. 470 feet to an iron pin; thence S. 60-45 E. 858.6 feet to the concrete monument, the point of beginning, and containing approximately four acres, more or less.

This is the remaining portion of the 50.79 acre tract conveyed to Waites T. Edwards by his father, William S. Edwards by deed recorded in the R. M. C. Office for Greenville County in Deed Book 285 at page 392, after the conveyance by Waites T. Edwards to Virginia B. Mann by deed recorded in the R. M. C. Office for Greenville County in Deed Book 470 at page 228. This mortgage includes the tract of .69 acre heretofore conveyed by Waites T. Edwards to Malvin W. Edwards by deed recorded in the R. M. C. Office for Greenville County in Deed Book 719 at page 189.

This mortgage together with a note of even date in the sum of Five Hundred (\$500.00) Dollars which this is to secure are both given to bring up to Eight Thousand Five Hundred (\$8,500.00) Dollars the amount of the purchase price mortgage the above described property, the original mortgage dated September 6, 1967, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1068 at page 517, and the original note having been made in the sum of Eight Thousand (\$8,000.00) Dollars whereas the parties had in fact agreed upon a note and mortgage in the face amount of Eight Thousand Five Hundred (\$8,500.00) Dollars.

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 2 PAGE 447

SATISFIED AND CANCELLED OF RECORD

9 DAY OF FEBRUARY 1968
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:15 O'CLOCK 7 M. NO. 324