

COUNTY OF

GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 15 11 45 AM '69

OLLIE FARNSWORTH

WHEREAS,

Kenneth R. Cross and Patricia O. Cross

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Harold B. McKinney and James P. McNamara

(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 Thousand Fourteen and 43/100-----

-----Dollars (\$ 5,014.43 ) due and payable as follows: Twenty-five and no/100--(\$25.00) Dollars on the Fourteenth day of August, 1969, and Twenty-five and no/100--(\$25.00) Dollars on the Fourteenth day of each and every month until the Fourteenth day of August, 1971, when Fifty and no/100--(\$50.00) shall be paid and Fifty and no/100--(\$50.00) Dollars per month thereafter until the entire balance has been paid. Payment to be applied first to the interest and then to the principal, with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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 Mortgagee 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, Austin Township, on the northern side of Bethel Road, and being shown as Lot 9 on a plat of Section No. 1 of Sub-division of S. I. Ranchettes, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 31, and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Bethel Road at the joint corner of Lots 8 and 9, and running thence along the line of Lot 8, N. 33-49 W. 472.5 feet to an iron pin in line of Lot 13; thence with line of Lots 13 and 12, S. 74-51 W. 240 feet to an iron pin, corner of Lot 10; thence along the line of Lot 10, S. 32-40 E. 469.4 feet to an iron pin on the northern side of Bethel Road; thence along the line of Bethel Road, N. 74-51 E. 250 feet to point of beginning.

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.