

FILED
GREENVILLE CO. S. C.

BOOK 1135 PAGE 483

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 2 11 42 AM '69
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. CO

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, G. P. Peterson and Clestine P. Bailey

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

(hereinafter referred to as Mortgagee), as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eleven Thousand and No/100

----- Dollars (\$11,000.00) -- due and payable in equal monthly installments of \$150.00 per month with the first payment to be on the 1st day of October, 1969 and the 1st day of each month thereafter until paid in full.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Every six months after September 1, 1969.

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, in Glassy Mountain Township, as follows:

BEGINNING on an iron pin in Western Margin of East Lake Shore Drive, joint corner of Lots 2 and 3 on the McHugh Plat and runs thence with the common line of Lots 2 and 3 N. 77-59 W 81.3 feet; thence 98-15 W 73.6 feet to an iron pin; thence N 43-18 W 31 feet to an iron pin; thence N 77-59 W 78.3 feet to an iron pin in margin of Lake Lanier; thence with margin of said lake as follows: N 12-12 W 54.9 feet to a pin, N 55-20 E 43.8 feet to an iron pin; N 68-14 E 53.3 feet to an iron pin, N 0-23 W 14.2 feet to an iron pin; thence leaving the lake, S 86-50 E 165.7 feet to an iron pin on the Western Margin of East Lake Shore Drive; thence with the margin of East Lake Shore Drive as follows; S 12-26 E 341 feet to an iron pin; S 13-41 W 70.6 feet to an iron pin; S 20-34 E 59.5 feet to the 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.

Child and Satisfied Aug. 4, 1970
Elizabeth Vehorn Crafton