

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

FEB 10 9 35 AM '70 TO ALL WHOM THESE PRESENTS MAY CONCERN,

OLLIE FARNSWORTH
R. M. C.

WHEREAS, we, Willis Herman Crosby, Jr., and Margaree S. Crosby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Educators Federal Credit Union

(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 Fifteen Hundred and no/100 -----

----- Dollars (\$ 1,500.00) due and payable in 24 equal monthly installments of \$70.62 per month, first payment to be made

on February 27, 1970 and a like amount on each month thereafter until paid in full,

with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ provided for by said note.

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, on Deacon Street, known and designated as Lot No. 18 on a plat of the property of William Maxwell, made by C. O. Riddle, recorded in the R. M. C. Office for Greenville County in Plat Book QQQ, at page 37; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Deacon Street at the joint front corner of Lots 17 and 18, and running thence with the eastern side of Deacon Street S. 4-18 W. 77.2 feet to an iron pin; thence with the curve of Deacon Street, the chord of which is S. 30-53 E. 51.75 feet to a pin on Deacon Street; thence still with Deacon Street S. 66-05 E. 85 feet to an iron pin at the corner of Lot 5; thence with the line of Lots 5 and 6, N. 15-46 E. 151.05 feet to an iron pin at the rear corner of Lot 17; thence with the line of Lot 7, N. 85-42 W. 139.8 feet to the beginning corner.

This is the same property conveyed to us by William Maxwell by deed recorded in Deed Book 826, at page 282, in the R. M. C. Office for Greenville County.

This property is subject to restrictions recorded in Deed Book 818, at page 502, in the said R. M. C. Office.

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.