

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1153 PAGE 621

APR 29 10 41 AM '70

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS, J. W. Crenshaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Kennemore

(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

Twenty-One Thousand Five Hundred and 00/100

Dollars (\$ 21,500.00) due and payable

at the rate of One Hundred Fifty-Four and 03/100 (\$154.03) Dollars per month until paid in full.

Payments to be applied first to the payment of interest, taxes, insurance, repairs and public assessments.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: in the above payments

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, and City of Greenville known as Lot No. 3 on a plat by John M. Cureton, dated March 14, 1903, recorded in R. M. C. office for Greenville County in Volume A of plats at page 58, subdividing the property known as the McBrayer property, described as follows:

Beginning at a stake on the southeast side of Pendleton Street at corner of lot now or formerly Hills, and running thence along Pendleton Street S. 70 1/2 W. 42 1/3 feet to a stake on lot No. 4; thence along said lot No. 4 N. 29-24 W. 101.8 to an iron pin in the rear; thence along lot #2, N. 47 1/2 E. 42 2/3 feet to stake corner; thence along line of lot now or formerly of Hill, N. 24 W. 85 feet to beginning point on Pendleton Street.

Together with the alley rights granted in the deed of Hattie Tansill to R. S. Aiton, and R. S. Aiton to J. E. Kennemore, recorded in Volume 66, page 532.

The above description is in accordance with the line as straightened between lots 3 and 4 by J. E. Kennemore and R. L. Haden by deeds recorded in R. M. C. office book 298, page 303, and in book N, page 11.

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.