

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. O.
Dec 16 10 24 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1216 PAGE 539

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, Billy W. Crain

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Roy Stone, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note, the terms of which are incorporated herein by reference, in the sum of
Thirteen Hundred and no/100 Dollars (\$ 1,300.00) due and payable

April 1, 1972 and April 1, 1973

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually

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, City of Greenville on the Southeastern side of East Faris Road and being known and designed as Lot 23, the eastern one-half of Lot 22 and portions of Lots 8 and 9 of Block G, on a plat of Kanetenah, as recorded in the R.M.C Office for Greenville County in Plat Book H at Page 288, and being more fully described as follows:

BEGINNING at an iron pin on the Southeastern side of East Faris Road at the joint front corner of Lots 23 and 24 and running thence along the line of Lot 24, and along the line of Lot 10, S. 26-30 E. 217 feet to an iron pin; thence through Lot 9 and into Lot 8, S. 63-35 W. 99 feet to an iron pin; thence through Lot 8 and through the center of Lot 22, N. 26-30 W. 217 feet to an iron pin on the southeastern side of East Faris Road; thence along the southeastern side of East Faris Road, N. 63-35 E. 99 feet to the beginning corner.

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.