

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know all men that I, Donald A. Crafn,
hereinafter referred to as Mortgagor, do hereby grant, bargain, sell and release unto E. C. Hartney and Mary W. Hartney

hereinafter referred to as Mortgagee, an advance by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ten thousand and no/100 Dollars (\$ 10,000.00) due and payable at the rate of eight per centum per annum hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due January 15, 1970, and the remaining payments to be due on the 15th day of each and every month hereafter until paid in full, with the right to anticipate payment in full at any time,

with interest thereon from date at the rate of eight 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, their heirs and assigns forever:

"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 in Highland Township, located about two miles south of the Camp Creek Baptist Church and on public Road leading to said church and Park's Mountain, being shown on a plat made for Loney McKilian Patterson by W. N. Willis, Engineers, dated June 6, 1969, and revised September 9, 1970, recorded in the R. M. C. Office for Greenville County in Plat Book UUU at page 197, and the property conveyed herein having the following metes and bounds, courses and distances:

BEGINNING at an iron pin in the center of said road, joint corner with tract now or formerly of Donald A. Crafn et al, and runs thence with that line, S. 85-10 W. 1915 feet to an iron pin; thence S. 55-30 E. 1748 feet to an iron pin on margin of road at intersection of roads; thence with margin of intersection, N. 69-30 E. 88 feet to an iron pin; thence N. 20-10 W. 835 feet to an iron pin; thence N. 65-10 E. 550 feet to iron pin; thence on a new line, N. 19-30 W. 300 feet to an iron pin; thence on a new line, N. 65-10 E. 300 feet to point in the center of said road; thence with the center of said road, N. 19-30 W. 350 feet to the beginning corner, containing 28.4 acres according to said plat.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor by the mortgagees by deed to be recorded herewith.

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.