

Oct 6 1 45 PM '72
STATE OF SOUTH CAROLINA
COUNTY OF Greenville R.M.C.

BOOK 1252 PAGE 363
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Cassie T. Craig

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. J. Craig

(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
Nine Thousand Four Hundred Ninetyone and 85/100 Dollars (\$9491.85) due and payable

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: according to terms of 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 accounts 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 Greenville Township, being known and designated as Lot No. 44, on plat of Colonia Company, et al, made by Dalton & Neves, in September, 1925, recorded in Plat Book G, at Page 112 and according to a more recent survey prepared by C. C. Jones, Eng., September 28, 1953, is described as follows: BEGINNING at an iron pin on the North-eastern side of Hilltop Avenue, corner of Lot 45, and running thence with the line of Lot No. 45, North 48-15 East 344 feet to a 12 foot alley; thence with said alley, South 41-45 East 50 feet; thence, South 46-03 West 194 feet to a pin; thence, South 47-33 West 150 feet to a pin on Hilltop Avenue, thence with Hilltop Avenue, North 41-45 West 60 feet to the beginning corner.

Said premises being the same property conveyed to L. W. Craig by Wylie J. Roberts by deed recorded in Volume 309, Page 38, R.M.C. Office for Greenville County, South Carolina, and being same property conveyed to Cassie T. Craig by L. W. Craig by deed recorded in R.M.C. Office for Greenville County. Reference is herein also made to deed recorded in said R.M.C. Office in Volume 809, Page 298.

Together with all and singular rights, members, heritaments, 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.