

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1257 PAGE 379

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leonard and Gloria Craig,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Formplan, Inc.

(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

Two Thousand Forty and no/100

Dollars (\$ 2,040.00 ) due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid: in 24 installments of \$85.00 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 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

All that lot of land in Greenville County, South Carolina; being shown as part of lot 18 on plat of MCCULLOUGH HEIGHTS, which plat is recorded in Plat Book E, page 95, Office of the REC of Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southwesterly side of Bentwood Street, joint front corner of lots 23 and 18; thence S 43-53 W 135.5 feet to an iron pin; thence N 44-26 W 50 feet to a post; thence N 42-40 E 122.3 feet to an iron pin on Bentwood street; thence along Bentwood Street, S 58-20 E 56 feet to an iron pin at the point of beginning.

Being the same property conveyed to the grantor by Deed Book 821 at page 240.

A part of the consideration for this conveyance, granted annuities and agrees to pay according to its terms that note and mortgage given to Cameron-Brown Company recorded in 934 at page 359 in the REC office for Greenville County, upon which there is a balance of \$5,004.41 due.

This property is conveyed subject to restrictions, easements and rights-of-way of record affecting said property.

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.