



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Donald R. Krause and Peggy Black (now by marriage, Peggy J. Krause) (hereinafter referred to as Mortgagor) is well and truly indebted unto CIT Credit Company

(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

Three Thousand Four Hundred Eighty ----- Dollars (\$ 3,480.00 ) due and payable

as per the terms of that note executed by Peggy Black to CIT Credit Company dated June 17, 1970.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, lying and being on the southeastern side of Longview Terrace being known and designated as Lot No. 7 as shown on a plat of Property of Addie W. Long, Chick Springs Township, made by Galway & Terrell, December 18, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book "FFF: at page 25, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southeastern side of Longview Terrace at the joint front corner of Lots 6 and 7, and running thence along the joint line of said Lots S. 45-0 E. 185.9 feet to an iron pin; thence running S. 47-15 W. 130 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the joint line of said Lots N. 45-0 W. 190.5 feet to an iron pin on the southeastern side of Longview Terrace; thence along the said Longview Terrace N. 49-21 E. 130 feet to the point of beginning.

This mortgage is given to transfer the security interest for the above described note from Lots 4 & 5 of the DeShields property to the above described property. It is the intention of the parties that the above described note be secured by the above described property and that lots 4 & 5 be released from that mortgage to CIT Credit Company dated June 17, 1970. The loan amount shown above is the original loan amount with the current balance being \$1,590.00.

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 this 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.