

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

(Participation)

DONNIE S. TAYLOR
R.M.C.

This mortgage made and entered into this 1st day of November 1973, by and between Earl J. Crawford, Jr. and Judy M. Crawford

(hereinafter referred to as mortgagor) and The South Carolina National Bank of Charleston

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina, on the Northerly side of Cedar Lane Road and being shown on plat of property of Earl Crawford, prepared by Carolina Surveying Co. June 20, 1973, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northeasterly side of Cedar Lane Road, at the joint front corner of property herein conveyed and property of L. W. Brummer, and running thence with the Brummer line, N. 25-30 E. 249.1 feet to an iron pin in line of property of J. C. Farr; thence with line of Farr, S. 84-40 E., 43 feet to an iron pin; thence with the line of property of D. L. Cunningham, S. 23-45 W., 258.7 feet to an iron pin on the Northerly side of Cedar Lane Road; thence with the Northerly side of Cedar Lane Road, N. 70-58 W. 48.6 feet to the point of beginning.

A strip 20 feet in width is reserved over the rear 20 feet of the within property for the purpose of egress and ingress to this and other property.

ALSO:

Mortgagors given the uninterrupted right to cross that certain two (2) foot strip of land lying on the western side of the above described property by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 978 at page 473.

This mortgage is junior and subordinate to that certain mortgage given to Roy Burry dated July 5, 1973 and recorded July 6, 1973 in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1283 at page 709, having a current balance of \$18,000.00.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated November 1st, 1973, in the principal sum of \$ 30,000.00, signed by Earl J. Crawford, Jr. & Judy M. Crawford, in behalf of Cedar Lane Auto Parts, Inc.

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