

Nov 1 4 47 PM '73

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1294 PAGE 371

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

(Participation)

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

(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, S. C.

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 westerly side of Clover Street, being shown and designated as Lot No. 14 on plat of Sharon Park, recorded in the R. M. C. Office for Greenville County in Plat Book EE at page 129 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Clover Street at the joint front corner of Lots 14 and 15 and running thence along the line of these lots S. 60-29 W., 175 feet to an iron pin in the line of Lot 1; thence N. 29-31 W. 80 feet to an iron pin at the joint rear corner of Lots 14 and 13; thence N. 60-29 E. 175 feet to an iron pin on the western side of Clover Street; thence along the western side of Clover Street S. 29-31 E. 80 feet to an iron pin, the point of beginning.

This mortgage is junior and subordinate to that certain mortgage given to Carolina National Mortgage Investment Co., Inc. recorded 12/22/71 in the R. M. C. Office for Greenville County in Mortgage Book 1217 at page 335 and subsequently assigned to Clearwater Federal Savings & Loan Association, Clearwater, Florida, by assignment recorded in the R. M. C. Office for Greenville County in Book 1219 at page 562, and having a current balance of \$17,783.47.



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 1, 1973, in the principal sum of \$ 30,000.00, signed by Earl J. Crawford, Jr. in behalf of Cedar Lane Auto Parts, Inc.

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