

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Nov 16 10 17 AM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, William Franklin Crosby and Lucille F. Crosby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred W. Harvey

(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 seventeen thousand five hundred and no/100-----

-----Dollars (\$ 17,500.00) due and payable as follows: \$8,750 on the 15th day of January, 1974 and the entire unpaid balance on January 15, 1975.

with interest thereon from date at the rate of 7½ per centum per annum, to be paid: on January 15, 1974 and on January 15, 1975. Payment to be applied first to the interest and then to the principal.

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, in Dunklin Township, being known and designated as the 24.65 acre tract of land as shown on a plat of "Property of Mitchell C. Moore," prepared by Dalton & Neves, Engineers, dated April 1941, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00 at Page 163, and being a portion of Tract No. 2 of the Hiram Cooley Estate, as surveyed and platted by W. D. Neves, Engineer, and being a portion of the tract of land conveyed to D. C. and Lila Owens by E. Inman, Master, by Deed bearing date of December 17, 1919, the said E. Inman, Master, conveyed to D. C. and Lila Owens 36.65 acres, more or less, and the said D. C. and Lila Owens conveyed from said tract the twelve (12) acres, more or less, and it is the intention of this deed to convey to the Grantee herein all of the remainder of said tract. Reference is hereby craved to the Moore plat and to the Cooley plat for a more complete description of the land herein conveyed by metes and bounds and courses and distances.



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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this sixteenth day of November, 1973.

E. Randolph Stone Sharon Beaufill
Notary Public for S.C. My Com. Ex:1-4-81

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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