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BOOK 1239 PAGE 251

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James M. Crain and Mary C. Crain

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina

(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 Fifty Thousand One Hundred Ninety and 05/100ths----

----- Dollars (\$ 50,190.05) due and payable

April 2, 1974

with interest thereon from date at the rate of ten per centum per annum, to be paid April 2, 1974

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 situate, lying and being in Chick Springs Township, on the northwestern side of U. S. Highway 29 near the City of Greenville and shown as the major portion of a lot shown on a plat recorded in the RMC Office for Greenville County in Plat Book Q at Page 92 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway No. 29 at the joint front corner with an 18 foot strip heretofore conveyed to Shelton J. Rimer and running thence with the line of said strip, N. 39 W. 357.7 feet to an iron pin; thence S. 51-47 W. 18 feet to a concrete monument in line of said property; thence N. 31-38 W. 1096 feet to an iron pin; thence N. 57-45 E. 222.6 feet to an iron pin in the line of property now or formerly belonging to W. S. Edwards; thence with the line of said property, S. 31-42 E. 1103 feet to an iron pin; thence S. 38-13 E. 45 feet to an iron pin; thence S. 51-47 W. 132 feet to an iron pin on the eastern side of a 25 foot driveway; thence S. 39 E. 285 feet to an iron pin on the northwest side of U. S. Highway 29; thence with the northern side of said highway, S. 51-47 W. 65 feet to the beginning corner.

ALSO all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being in Chick Springs Township and having the following metes and bounds, to-wit:

BEGINNING at a corner at the extreme southeastern point of the lot now or formerly owned by Melvin W. Edwards, said corner being marked by a concrete monument and running thence N. 32-45 W. 841 feet to an iron pin, corner of property heretofore conveyed by Waites T. Edwards to Virginia B. Mann; thence along the line of property heretofore conveyed to Virginia B. Mann, S. 58-30 W. 470 feet to an iron pin; thence S. 60-45 E. 858.6 feet to a concrete monument, the point of beginning.



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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