

FILED
GREENVILLE CO. S. C.
JUL 17 3 27 PM '74
DORRIS S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bernice A. Crawley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Regina L. Gilstrap,

(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 Four Hundred and No/100 - - - - - Dollars (\$ 17,400.00) due and payable at the rate of One Hundred Forty-Six and 03/100 (\$146.03) dollars per month, being for principal and interest only for a period of Twenty-five years. Payments to begin on July 1, 1974 and a like amount each month thereafter until paid in full.. with interest thereon from date at the rate of Nine (9) per centum per annum, to be paid: monthly

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, within the corporate limits of the City of Greenville, near the Laurens Road, being known and designated as parts of Lots Nos. 73 and 74, of a sub-division known as Eastover according to a plat thereof dated July, 1920, prepared by R. E. Dalton, Engineer, recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 42, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Arden Street, at the Corner of Lot No. 72 which pin is 258.3 feet from the intersection of Arden Street and Maco Street and running thence with the line of Lot No. 72 N. 25-30 W. 100 feet to a stake in the line of Lot No. 75; thence with the line of Lot No. 75, N. 64-30 E. 70 feet to a stake; thence S. 25-30 E. 100 feet to a stake on the northern side of Arden Street; thence with the northern side of said Street, S. 64-30 W. 70 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Eugene Mitchell and Lawtice B. Mitchell.



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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