

STATE OF SOUTH CAROLINA  
COUNTY OF

MORTGAGE OF REAL ESTATE

1335 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH CROFT AND SHIRLEY CROFT

(hereinafter referred to as Mortgagor) is well and truly indebted unto HORACE D. GILLIAM

(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

FOUR THOUSAND AND NO/100-----Dollars (\$4,000.00 ) due and payable at the rate of \$33.46 per month on the first day of each month beginning July 1, 1972 and continuing until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal

with interest thereon from date at the rate of Eight 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, constituting a portion of the property shown on a plat recorded in Plat Book XXX, at page 177 and having the following metes and bounds, according to a plat prepared by Carolina Surveying Company dated April 29, 1972:

BEGINNING at an iron pin in the approximate center of Davis Road, said pin being located .2 miles northeast of the intersection of Davis Road and Richey Road, and running thence with the center of said Davis Road, N. 82-12 E., 148 feet to a point in the center of said Davis Road; thence S. 7-55 E., 172 feet to an iron pin; thence S. 82-12 W., 148 feet to an iron pin; thence N. 7-55 W., 147 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Horace D. Gilliam to be recorded of even date herewith.

This conveyance is subject to restrictive covenants of record, setback lines, road or passageways, easements and rights of way, if any, affecting the above-described property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whatsoever lawfully claiming the same or any part thereof.

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