

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONVEYED BY S. TALKENBLES
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James M. Ravencraft and Reba H. Ravencraft,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Levis 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

TWO THOUSAND FIVE HUNDRED AND NO/100 ----- Dollars (\$ 2,500.00) due and payable

at the rate of \$50.70 per month beginning January 15, 1976 and a like amount each month thereafter for fifty-eight months or until paid in full.

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, and being shown and designated as Lot No. 17 on Plat of Berea Forest, Section II, and having according to a plat prepared of said subdivision recorded in the RMC Office for Greenville County in Plat Book 4-N, at Pages 76 and 77, the following courses and distances:

BEGINNING at a point on the edge of Berea Forest Circle, joint front corner of Lots 16 and 17 and running thence S. 29-05 E. 90 feet to a point; thence S. 60-55 W. 130 feet to a point; thence N. 29-05 W. 90 feet to a point; thence N 60-55 E. 130 feet to a point on the edge of Berea Forest Circle, the point of BEGINNING.

This is the same property conveyed to the Mortgagors by deed of S. J. Jordan, Jr. and Jeanne L. Jordan, dated October 24, 1975.



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 Mortgagee 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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