

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

SEP 10 10 51 AM '76 MORTGAGE OF REAL ESTATE

BOOK 1377 PAGE 519

TO ALL WHOM THESE PRESENTS MAY CONCERN:
S.M.C.

WHEREAS, we, Ruth Gibson Crump and Elaine R_ae Crump

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Mitchell Arnold

(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 and 00/100 -----

Dollars (\$ 17,000.00) due and payable

on or before September 10, 1986, payable in equal monthly installments of \$206.26 per month, the first monthly payment being due on October 10, 1976, and an equivalent amount on the 10th day of each subsequent month thereafter until the balance due hereof shall have been paid in full, with power reserved to the makers hereof to anticipate and pay off any balance due hereunder at any time prior to maturity without penalty therefor,
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 in Greenville Township, on the North side of old Spartanburg Road, about 1 - 1/2 miles from the Greenville County Court House, containing approximately 1 acre, and having, according to a plat thereof made by R. E. Dalton, Engr., in November, 1922, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of the old Spartanburg Road, at a point 60 feet East of the corner of the Edwards property, and running thence along the North side of the old Spartanburg Road, N. 68 E., 60 feet to an iron pin at the corner of lot now or formerly belonging to Barr; thence N. 22 W., 420 feet, more or less, to an iron pin in the line of the property now or formerly belonging to Gassaway; thence S. 81-38 W., 30.85 feet, more or less, to an iron pin, which point is 30.85 feet East of the corner of the Edwards property; thence S. 17-50 E., 424 feet to the beginning corner.

The above described property is the same property conveyed to the mortgagors herein by deed of E. Mitchell Arnold, of even date, to be recorded herewith.



Together with all and singular rights, members, herditaments, 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 whomsoever lawfully claiming the same or any part thereof.

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