

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 12 2 25 PM '76

DOUGLAS S. TANKERSLEY
REC'D.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARION L. CRENSHAW,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BOYCE H. CRENSHAW,

(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 TWO HUNDRED AND NO/100----- Dollars (\$ 4,200.00) due and payable

as set forth in Note of even date herewith

with interest thereon from date at the rate of nine per centum per annum, to be paid: with principal

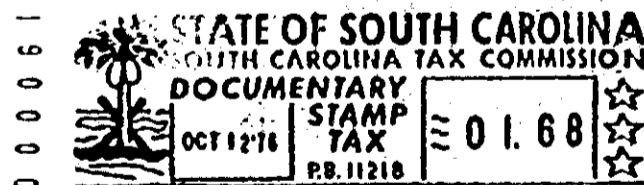
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the eastern side of Fairview Avenue, now known as Landwood Avenue, being known and designated as Lot No. 14, Block J on a plat of Fair Heights made by R. E. Dalton, Engineer, in October, 1924, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, at page 257, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairview Avenue, now known as Landwood Avenue, at the joint corner of Lot Nos. 13 and 14 and running thence with the line of Lot No. 13 S. 58-40 E. 132.4 feet to an iron pin, the joint corner of Lot Nos. 13, 14, 23 and 24; thence with the rear line of Lot No. 23 S. 31-20 W. 50 feet to an iron pin, the joint corner of Lot Nos. 14 and 15 N. 58-40 W. 132.8 feet to an iron pin on the eastern side of Landwood Avenue; thence with Landwood Avenue N. 31-47 E. 50 feet to an iron pin, the beginning corner.

BEING the same property conveyed to Marion L. Crenshaw and Maxine Clements by Homes, Inc., of Greenville, South Carolina, by deed dated August 10, 1964, and recorded August 10, 1964, in Deed Book 755, page 41 in the RMC Office for Greenville County. The said Maxine Clements died intestate on December 14, 1975, leaving as her sole heirs-at-law Laura Mae Clements and Robert Clements as will more fully appear from the file contained in the Probate Court for Greenville County, South Carolina, in Apartment 1414, File 10. The said Laura Mae Clements and Robert Clements having conveyed their undivided one-half (1/2) interest in said property to Marion L. Crenshaw by Deed Dated September 29, 1976, and recorded in Deed Book 1044, Page 458, on October 12, 1976, in the RMC Office for Greenville County, South Carolina.



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.

(CONTINUED ON NEXT PAGE)

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