GREENVILLE CO. S. C.

2001 1401 MOI 579

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE &

WHEREAS, THOMAS D. CROFT and ELIZABETH W. CROFT

(bereinafter referred to as Mortgagor) is well and truly indebted unto BLANCHE F. WALKER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in corporated herein by reference, in the sum of

Forty Thousand Eight Hundred Thirty Three and 34100 lars (\$ 40,833.34) due and payable

in five (5), equal annual installments, commencing July 14, 1978, and payable each successive year thereafter, on July 14 of each year, until paid in fully all as more fully shown on Note of even date herewith with interest thereon from date at the rate of 6&1/2% per centum per annum, to be paid: annually

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, City of Greenville, State of South Carolina, on the South side of Ben Street, and known and designated as Lot No. 6 of McDaniel Heights, according to plat of Dalton & Neves, Engineers, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ben Street, joint corner of Lots 5 and 6, and running thence S. 14-29 W., 175.5 feet to an iron pin in the line of Lot No. 3; thence due West, 56.1 feet to an iron pin corner of Lot 7; thence with the line of Lot 7, due North, 170 feet to an iron pin on Ben Street; thence with Ben Street, due East, 99.6 feet to the beginning corner.

TOGETHER WITH all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being a strip ten feet (10') in width and forty feet (40') in length, at the rear of the Southern half of Lot No. 4, according to plat of McDaniel Heights by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of joint rear corner of property now or formerly of Nannie M. Sitton and L. W. Price, which iron pin is 96.2 feet from the Southern side of Ben Street and on the line of Lots 6 and 4, and running thence along the common line of property now or formerly of Nannie M. Sitton and L. W. Price, S. 75-31 E., 10 feet to an iron pin; running thence S. 14-29 W., 40 feet to an iron pin in the line between Lots 4 and 3; thence N. 75-31 W., 10 feet to the joint rear corner of Lots 3 and 4; running thence N. 14-29 E., 40 feet to the beginning corner.

TOGETHER WITH all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the South side of Ben Street, and being a strip of land at the rear of the North portion of Lot No. 4 and a triangular strip of land at the rear of Lot 5, according to plat by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Ben Street, joint corner of Lots 5 and 6, and running thence S. 8-43 W., along the line of Lots 5 and 6, and Lots 4 and 6, 96.7 feet to an iron pin; thence N. 75-31 W., 10 feet to an iron pin in the line of property now or formerly of Nannie M. Sitton and L. W. Price; thence N. 14-29 E., along the property now or formerly of L. W. Price, 96.2 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Mortgagee, dated June 14, 1977, recorded June 2016, 1977, in Deed Book 1058, Page 8/5, RMC Office for Greenville County, S. C.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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