

Mortgagee's address:
P.O. Box 737
Griffin, Georgia 30224
GREENVILLE CO. S.C.

1428 637

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 12 4 25 PM '78
RECORDED
RMC

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

WHEREAS, PAUL WILSON AND BETTY WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT H. CROSSFIELD, as Executor of Estate of W.R. Crossfield

(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

SIXTY THOUSAND AND NO/100 ----- Dollars (\$ 60,000.00) due and payable

at the rate of \$539.84 per month for 240 months beginning March 1, 1978.
Mortgagors reserve right to prepay without penalty.

with interest thereon from March 1, 1978 at the rate of 9 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, City of Greenville, on the Northern side of Pendleton Street and, according to a plat by Freeland and Associates, RLS, dated 3-10-78 entitled "Property of Paul Wilson and Betty Wilson", recorded in Plat Book _____ at Page _____, RMC Office for Greenville County, having the following metes and bounds, to wit:

BEGINNING at a concrete marker on the northern side of Pendleton Street, which point is 700 feet west of intersection with Queen Street (now Textile Street), and running thence N. 25-13 E., 68.35 feet to an iron pin; thence S. 68-34 E., 70 feet to an iron pin; thence N. 22-14 E., 135.17 feet to an iron pin; thence N. 67-56 W., 18.53 feet to an iron pin; thence N. 22-17 E., 66 feet to an iron pin; thence N. 67-06 W., 156 feet to an iron pin; thence S. 22-17 W., 65.76 feet to an iron pin; thence N. 66-25 W., 3.24 feet to an iron pin; thence S. 23-10 W., 206.37 feet to an iron pin on the northern side of Pendleton Street; thence with said Pendleton Street, S. 67-42 E., 107.6 feet to the point of beginning.

LESS: Any right of way for widening of Pendleton Street

This is the same property conveyed to the mortgagors by Deed of Robert H. Crossfield recorded in the RMC Office for Greenville County on April 12, 1978 in Deed Book 1076 at Page 986.

GCTO --- 1 APR 12 78 1058

RECORDED
DOCUMENTARY
STAMP
TAX \$ 24.00
APR 12 1978

2.5001

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.

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