

# MORTGAGE

1457 836

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

FEB 23 12 13 PM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN: **David Crenshaw and Renie Crenshaw**  
GREENVILLE S. CAROLINA  
A.M.C.

**Greenville, South Carolina**, hereinafter called the Mortgagor, sends greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **South Carolina National Bank**

a corporation organized and existing under the laws of **United States of America**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-Eight Thousand Nine Hundred Fifty and no/100** Dollars (\$ **28,950.00**), with interest from date at the rate of **seven and three quarters** per centum ( **7 3/4** ) per annum, until paid, said principal and interest being payable at the office of **South Carolina National Bank, Mortgage Loan Department, P. O. Box 168** in **Columbia, South Carolina, 29202**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred Seven and 57/100** Dollars (\$ **207.57**), commencing on the first day of **April**, **1979**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **March, 2009**.

**NOT KNOWN ALL MEN**, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** 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, the following-described real estate situated in the County of **Greenville** State of South Carolina:

**All that piece, parcel or lot of land being on the southwestern corner of intersection of Charing Cross Road and Carriage Lane and having, according to a plat prepared by Arbor Engineering, Inc., on February 5, 1979, the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the southwestern side of Charing Cross Road at the joint front lots of 12 and 13 and running thence S.53-30 E. 93.1 feet to an iron pin; thence S.21-00 E. 42.2 feet to an iron pin on Carriage Lane; thence S.11-30 W. 60.0 feet to an iron pin at the joint front lots of 11 and 12; thence N.78-30 W. 155.0 feet to an iron pin at the rear joint lots of 11 and 12; thence N.31-10 E. 143.7 feet to the point of **BEGINNING**.

This being the same property conveyed to the mortgagors by deed of even date to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and all appliances and fixtures attached to or used in connection with the real estate herein described.

**TO HAVE AND TO HOLD**, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants that he is lawfully seized of the premises hereabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, them, and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

The Mortgagee covenants and agrees as follows:  
1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in part, or in part equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, or earlier, provided that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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