

Mortgagees' Address: 611 North Main St., Mauldin, S. C. 29662

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 29 11 18 AM '79

BONNIE S. TANKERSLEY
R.H.C.

WHEREAS, FRANCIS G. CROSBY AND TERESA L. CROSBY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

CURTIS O. MOORE AND ALEDA M. MOORE,

(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

--One Thousand Five Hundred and No/100 ----- Dollars (\$ 1,500.00) due and payable

in twelve (12) equal monthly installments of One Hundred Thirty One and 18/100 Dollars (\$131.18) each commencing on the 28th day of April, 1979, and continuing on like day thereafter until paid in full

with interest thereon from date 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, being known and designated as Lot 24 on plat entitled "STRATFORD, SECTION II, REVISED", which plat having been made by Campbell & Clarkson Surveyors, Inc., on September 15, 1975, and being recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 90. Reference to said plat is hereby craved for the metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Bobby Joe Jones Builders, Inc. dated March 26, 1979, and recorded on March 27, 1979, in the RMC Office for Greenville County in Deed Book 1099, at Page 287.

It is agreed and understood that this mortgage shall be second and junior in lien to that certain mortgage given to Collateral Investment Company dated March 26, 1979, and recorded in the RMC Office for Greenville County on March 27, 1979, in Mortgage Book 1460, at Page 863.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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\$ 90.60

Together with all and singular rights, members, hereditaments, 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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