

RT. 3, Old Hunts Bridge Rd
Greenville, S.C. 29607 MORTGAGE OF REAL ESTATE

1980-10-30

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

JUL 30 3 56 PM '80
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA M. BERSLEY

WHEREAS, Steven K. Craig and Rita D. Craig

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bertie D. Church

(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 Fifteen Thousand Six Hundred Dollars and no/100's Dollars (\$15,600.00) due and payable

in consecutive monthly installments of Two Hundred Fifty Dollars and no/100's (\$250.00) beginning September 1, 1980,

with interest thereon ~~xxx~~ at the rate of nine (9) per centum per annum, to be paid.

WHEREAS, the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagor 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract No. 4 on a survey by Terry T. Dill, for the estate of J. B. Day and Mellie E. Day, dated July 10, 1961, and recorded in the R. M. C. Office of Greenville County, in Plat book W at Page 147, and having the following metes and bounds according to said plat:

BEGINNING at the joint front corner of Tract No. 3 and Tract No. 4, running thence N. 10-15 W. 500 feet; running thence N. 20-15 W. 1,700 feet; running thence S. 34-30 W. 585 feet; running thence S. 45-0 E. 40 feet; running thence S. 18010 W. 500 feet; running thence S. 47-30 W. 1,003 feet; running thence S. 10-15 E. 458 feet to the center of Hunts Bridge Road, and running thence N. 87-00 E. 310 feet to the point of beginning. Said tract containing approximately 20.6 acres.

This is the same property conveyed to the Mortgagors by deed of Bertie Church of even date with the date of this instrument and recorded in deed book 1130 at page 155 on July 31, 1980.

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Together with all and singular rights, franchises, tenements, 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 fixed 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 hereinafore described in fee simple absolute, that it has good right and is lawfully entitled to convey the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and defend the title to the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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