

MORTGAGE OF REAL ESTATE—OFFICE OF WILLIAM S. & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CO. S. C.  
4 47 PH '81  
DOCKING  
R.M.C.  
TANKERSLEY

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

WHEREAS, William H. Crawford and Rita G. Crawford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Brown Properties of S. C., Inc.

(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

Two Thousand Five Hundred and No/100----- Dollars (\$ 2,500.00 ) due and payable to be paid:  
\$40.35 shall be paid on November 28, 1981, and a like sum shall be paid on the same day in each succeeding month thereafter until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal, due and payable  
interest thereon from date at the rate of 15% per centum per annum, to be paid 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, the Mortgagee's heirs, 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:

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 196, Peppertree Subdivision, Section 3, according to a plat prepared of said subdivision by Piedmont Engineers and Architects, December 14, 1972, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 4, and according to a more recent survey of said lot prepared by Freeland and Associates, October 20, 1981, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-W, at Page 22, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Fox Row, joint front corner with Lot 195, and running thence with the edge of said Road, S. 86-36 W. 54.94 feet to an iron pin on the edge of said Road; thence running with the curve of said Road, the chord being: N. 27-31 W. 29.74 feet and N. 53-11 W. 29.96 feet, to a point on the edge of Fox Row, joint front corner with Lot 197; thence running with the common line with said Lot, N. 11-21 E. 125.16 feet to an old iron pin; thence, S. 72-12 E. 62.29 feet to an iron pin, joint rear corner with Lot 195; thence running with the common line with said Lot, S. 3-25 E. 145 feet to an iron pin on the edge of Fox Row, the point of beginning.

The within property is conveyed subject to all easements, rights-of-way, restrictive covenants, and zoning ordinances recorded, or found on the premises.

The within property is the identical property conveyed to the Mortgagors herein by the Mortgagee herein by deed of even date herewith and which said deed is being recorded simultaneously with the within mortgage.

The within mortgage is a purchase money mortgage and is a second mortgage. The within mortgage is given pursuant to the provisions of the South Carolina Protection Code.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
OCT 22 1981  
\$ 2,500.00  
R.M.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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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