

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
DEC 2 3 41 AM '87
R.M.C. HARRISLEY

BOOK 1558 PAGE 940

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

WHEREAS, Alvin Crisp

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

Stephen P. Clements
103 Terrace Circle
Simpsonville, S. C. 29681

(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 Seven Hundred Fifty and No/100 Dollars (\$ 1,750.00) due and payable

with interest thereon from _____ date _____ at the rate of eleven (11%) per centum per annum. to be paid:

As per the terms of said note.

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, and being further described as follows:

ALL those lots situate on the northern side of an unnamed road in the County of Greenville, State of South Carolina, being shown as all of Lot No. 10 and the western one-half of Lot No. 9 on a plat of the property of Pinnacle Lake Development Subdivision, Section A, dated January 18, 1956, prepared by J. C. Hill, recorded in Plat Book KK at page 99 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of said unnamed road at the southwestern corner of Lot No. 10 and running thence N. 41-38 W. 65.5 feet to an iron pin on Oil Camp Creek; thence with said Creek 75 feet, more or less, to a point in the rear line of Lot 9; thence with a new line through Lot No. 9 S. 41-30 E. 102.5 feet to an iron pin on the northern side of said unnamed road; thence with said road S. 76-40 E. 25.5 feet to an iron pin at the joint front corner of Lots 9 and 10; thence still with said road S. 80-10 W. 65.5 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Stephen P. Clements dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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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