

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GR... FILED  
S. C.

MORTGAGE OF REAL ESTATE

BOOK 1563 PAGE 205

1/13/82  
Mountain View S.C.  
29644

2 FEB 1982  
WALTERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Jody Craig and Mona Eldridge Craig

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter F. Walden and Hugh Michael Drake

(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 Eighteen Thousand and no/100ths

Dollars (\$ 18,000.00 ) due and payable

as set forth by note of mortgagors of even date

with interest thereon from date at the rate of  $\frac{\text{per note}}{\text{per centum per annum}}$  to be paid  $\frac{\text{per note}}{\text{per centum per annum}}$

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 containing 9.85 acres, (Tract #8), on a plat of property entitled "RABON VALLEY ACRES", prepared by T.H. Walker, Jr., RLS, dated November 16, 1979 and revised April 28, 1981, which plat is to be recorded in the RMC Office for Greenville County. Said property having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Rabon Road, at the joint front corner of the within described property and Tract #12, and running thence along the center of Rabon Road, S. 82-48 E., 150 feet to a point; thence N. 78-28 E., 210.24 feet to a point; thence N. 72-58 E., 205.24 feet to a point in the center of a cul-de-sac; thence turning and running along the joint boundary line of the within described property and Tract #6, S. 64-46 E., 488.78 feet to an iron pin; thence turning and running S. 60-14 W., 270 feet to an old iron pin; thence S. 60-14 W., 946.5 feet to an iron pin; thence turning and running along the common boundary line with Tract #12, N. 4-53 E., 732.35 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors herein by deed of Walter F. Walden and Hugh Michael Drake, of even date, to be recorded simultaneously herewith.

THIS mortgage is second and junior in lien to that mortgage between Walter F. Walden and Hugh Michael Drake to Jean F. Thomason, as Substitute Trustee of the Trust created by the Will of J. R. Thomason; said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1474, at page 189.

NOTE: It being understood that upon the pay-off by the Mortgagors herein of this mortgage, that the Mortgagees will be able to obtain release from the first mortgage to Thomason.

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SOUTH CAROLINA  
TAX COMMISSION  
DOCUMENTARY  
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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 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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