

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 9 1982
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MILTON J. CRAFT and CATHY S. CRAFT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLYDE D. JENKINS, JR.

(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 Six thousand three hundred seventy-five and no/100----- Dollars (\$ 6375.00) due and payable

Privilege is given the borrower to pay all or any part of the principal of this note at anytime without penalty.

with interest thereon from date at the rate of 12% per centum per annum, to be paid: according to 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:

xxx All that certain piece, parcel or lot of land in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina as shown on a plat entitled "Survey for C. D. Jenkins, Jr." dated September 4, 1981 and prepared by C. O. Riddle, RLS, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin old at the corner of property now or formerly of William Barrett, running thence N. 55-42 W. 284.2 feet to an iron pin old on a cul-de-sac of Belle Drive thence running into said cul-de-sac N. 63-28 W. 50 feet to an iron pin old; thence turning and running N. 25-32 E. 118.7 feet to an iron pin old along the center of Belle Drive; thence continuing along the center of Belle Drive N. 34-18 E. 291 feet to an iron pin; thence turning and running along the property now or formerly of Mark Szigeti S. 55-42 E. 513.2 feet to an iron pin along property now or formerly of C. D. Jenkins, Jr.; thence running along the line of property now or formerly of C. D. Jenkins, Jr. S. 56-16 W. 432 feet to an iron pin old, the point of beginning. Said parcel containing 3.71 acres, more or less, according to said plat.

This being the same property conveyed to Mortgagors herein by deed of Clyde D. Jenkins, Jr. of even date herewith and recorded in the R.M.C. Office of Greenville County in Deed Volume 1165 at Page 158 on April 9, 1982.

See above referenced Plat recorded in the RMC Office for Greenville County, S.C. in Plat Book 8-Y at page 90.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
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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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