

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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DEC 7 12 06 PM 1982
JONH...
R.M.C. AMERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1588 PAGE 224

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frank McElrath

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth C. Greer, as attorney in fact for Elizabeth Cole Craft

(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 ---Twenty Two Thousand Five Hundred and NO/100--- Dollars (\$ 22,500.00) due and payable

six (6) months from date, with interest payments in the amount of One Hundred Eighty Seven and 50/100-(\$187.50) Dollars payable in six monthly payments, commencing thirty days from date; entire balance of principal and interest if not sooner paid due six (6) months from date; mortgagor has right of prepayment.

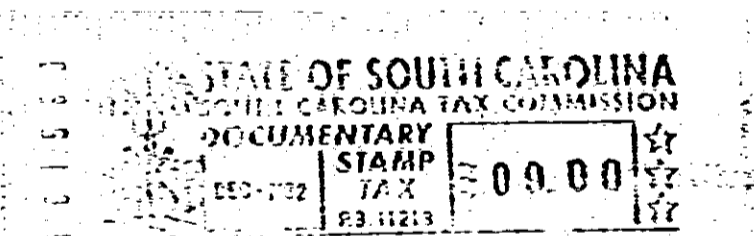
with interest thereon from date at the rate of -10- per centum per annum, to be paid: as set forth above

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, situated on the west side of Calvary Street, (formerly Walker Street), in the City of Greer, Chick Springs Township, and being Lot No. 3 of the property of J. F. and E. G. Ballenger according to survey and plat by H. S. Brockman, R. S., dated July 12, 1950, recorded in the RMC Office for Greenville County in Plat Book DD at page 33. Reference to said plat is hereby pleaded for a more complete description as to metes and bounds, courses and distances.

This is that same property conveyed to Mortgagor by Mortgagee to be recorded herewith.



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Together with all and singular rights, members, herditaments, 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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