

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

REC'D

DEC 22 2 14 PM '82

W. H. C. WILKINS

MORTGAGE OF REAL ESTATE

BOOK 1589 PAGE 878

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stephen G. Crouse

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. Crouse

(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 Three Thousand and no/100-----
-----Dollars (\$ 3,000.00) due and payable

November 30, 1985

with interest thereon from 12/2/82 at the rate of 6 % per centum per annum, to be paid yearly

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

ALL that certain piece, parcel, or lot of land situate lying, and being in the County of Greenville, State of South Carolina, on the west side of U. S. Highway 25 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin which is on the west line of the right-of-way of said Highway 534 feet south from L. D. Nix corner and running; thence N 79-30 W 320 feet to an iron pipe 15 feet across branch; thence S 0-30 W 206 feet over pin on back of road to center of road 24 feet west of branch; thence S 80-30 W 323 feet to iron pin in center of road at right of way line of Highway; thence N 0-30 E 256 feet to beginning corner.

THIS conveyance is made subject to all easements, restrictions, rights-of-way, roadways, covenants or zoning ordinances which may appear by examination of the public record or the premises herein.

THIS being the same property conveyed to the mortgagor herein by deed of the mortgagee recorded in the RMC Office for Greenville County in Deed Book 1199, Page 377, 12-22-82.

THIS mortgagor herein does hereby covenant and represent unto the said mortgagee his successors and assigns, that he is fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Azalee O. Duncan, by her attorney-in-fact Donald E. Duncan recorded Dec. 22, 1982, in the RMC Office for Greenville County in Mortgage Book 1589, Page 513.

DEC 22 82

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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 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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