

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 11 11 49 AM '83
JONNIE TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

200-1594 PAGE 471

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marion L. Crenshaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Twelve Thousand Five Hundred and No/100-----

-----Dollars (\$ 12,500.00) due and payable
in 144 consecutive monthly installments of \$121.98 on the 15th day of each
month commencing May 15, 1983 with a final payment of \$121.37.

with interest thereon from May 15, 1983 at the rate of 6% 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:

"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, on the eastern side of Fairview Avenue, now known as Landwood Avenue, being known and designated as Lot No. 14, Block J on a plat of Fair Heights made by R. E. Dalton, Engineer, in October, 1924, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book-F, at page 257, and having according to said plat, the following metes and bounds, to-wit:

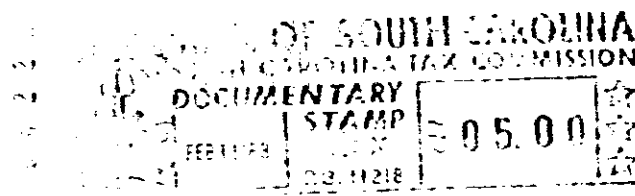
BEGINNING at an iron pin on the eastern side of Fairview Avenue, now known as Landwood Avenue, at the joint corner of Lot Nos. 13 and 14 and running thence with the line of Lot No. 13 S. 58-40 E. 132.4 feet to an iron pin, the joint corner of Lot Nos. 13, 14, 23 and 24; thence with the rear line of Lot No. 23 S. 31-20 W. 50 feet to an iron pin, the joint corner of Lot Nos. 14 and 15 N. 58-40 W. 132.8 feet to an iron pin on the eastern side of Landwood Avenue; thence with Landwood Avenue N. 31-47 E. 50 feet to an iron pin, the beginning corner.

This property is known and designated as Block Book No. 265-1-21.

Being the same lot conveyed to Marion L. Crenshaw by deed of Laura Mae Clements and Robert Clements, recorded in the RMC Office for Greenville County in Deed Book 1044 page 458, on October 12, 1976.

This mortgage is junior and subordinate to a mortgage executed by Marion L. Crenshaw to Boyce H. Crenshaw, recorded in REM Book 1380 page 272, on October 12, 1976.

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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.

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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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