

501 1021 050

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REF NV
AUG 17 11 56 AM '82

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

WHEREAS, William L. Crosby and Connie D. Crosby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hoechst Employee Credit Association

(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 and no/100-----Dollars (\$6,000.00) due and payable in accordance with terms of note of even date herewith

with interest thereon from date at the rate of 14% per centum per annum, to be paid: bi-weekly

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 Lot No. 145 of a subdivision known as Coach Hills, according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Coach Hills Drive at the joint front corner of Lots Nos. 144 and 145 and running thence with the joint line of said lots, N. 78-50 E. 151.42 feet to an iron pin in the rear line of Lot No. 130; thence running with the rear line of Lots Nos. 130 and 129, N. 11-00 W. 100 feet to an iron pin at the joint front corner of Lots 145 and 146; thence with the joint line of said lots, S. 78-52 W. 151.35 feet to an pin on the eastern side of Coach Hills Drive, joint front corner of Lots Nos. 145 and 146; running thence with the eastern side of Coach Hills Drive, S. 10-57 E. 100 feet to the beginning.

This being the same property conveyed to mortgagor by deed of Terry G. Cline Company, Inc., recorded in Deed Book 1033, page 433, in the R.M.C. Office for Greenville County on March 22, 1976.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$39,000.00 recorded in the R.M.C. Office for Greenville County on October 1, 1975 in R.E. Mortgage Book 1350, Page 117.

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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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and quiet enjoyment thereof, and that the premises are free and clear of all liens and encumbrances except as herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and all persons whomsoever lawfully claiming the same or any part thereof.

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