

RECORDING FEE
3.50
1360

FILED
GREENVILLE CO. S. C.

1975 11 180

DEC 22 5 02 PM '75
DONNIE S. FENNER SLET
MORTGAGE

THIS MORTGAGE is made this ^{R.M.C.} 19th day of December, 1975, between the Mortgagor, Timothy T. Craig, Jr. and Janet B. Craig (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan, a corporation organized and existing under the laws of South Carolina, whose address is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and No/100ths (\$34,000.00) dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2005;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel and lot of land with buildings and improvements thereon, situate, lying and being on Augusta Drive in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as lot 56 on a plat of the property "Augusta Circle", which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Augusta Place (formerly Augusta Drive) at the joint front corner of lots 55 and 56 and running thence with the line of lot 55, S. 21-35 W. 184.7 feet to an iron pin; thence with the line of lots 58 and 56 N. 71-35 W. 80 feet to an iron pin at the joint rear corner of lots 56 and 57; thence with the line of lot 57 N. 21-35 E. 163.9 feet to an iron pin on the southern side of West Augusta Place; thence with the said West Augusta Place S. 86-0 E. 84 feet to the beginning corner.

5.1360



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

0460

4328 RV-2