

APR 23 10 20 AM '76
MORTGAGE

CONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of April, 1976, between the Mortgagor, Ernest L. Crawley

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND AND NO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1996

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: Chick Springs Township, near the Town of Greer, lying on Memorial Drive, (formerly Piedmont Avenue), being all of Lot No. 18 and a part of Lot No. 20 as shown on a plat of land known as MORROW HEIGHTS platted by H. S. Brockman, Surveyor, August 2, 1927, which said plat is recorded in the R.M.C. Office for Greenville County in Plat Book H, pages 84 and 85. Said parcel of land has the following courses and distances:

BEGINNING at an iron pin, corner of Lot No. 16 of Morrow Heights subdivision, and running thence S. 77.30 E. 150 feet to an iron pin; thence N. 11.45 E. 65 feet to an iron pin; thence N. 77.30 W. 150 feet to an iron pin on Memorial Drive; thence S. 11.15 W. 65 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed recorded in Deed Book 230, page 14, R.M.C. Office for Greenville County.



which has the address of 210 Memorial Drive, Greer, South Carolina 29651 (herein "Property Address"); (State and Zip Code)

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 if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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