

FILED
GREENVILLE CO. S. C.

805-1373 PAGE 651

JUL 26 12 23 PM '76

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

DOMNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this twenty-third day of July, 1976, between the Mortgagor, Jack L. Crum and Cecil S. Crum (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and 00/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 July 1, 1976;

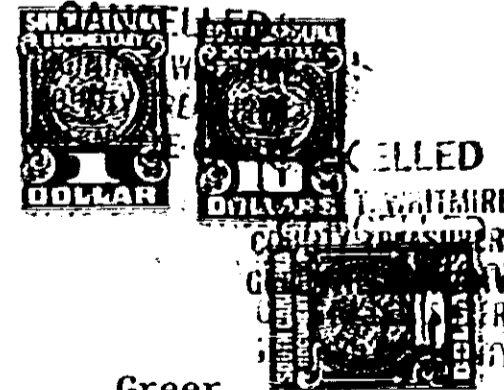
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about three miles northwest of Greer, S. C., lying west from State Highway No. 415, and on the south side of Copeland Drive, and being the northern one-half of Lot No. 7 as shown on Plat of Property (Plat No. 2) of G. A. Copeland Estate made by H. S. Brockman, Surveyor, January 20, 1951, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the south margin of the said drive, joint corner of Lots Nos. 7 and 8, and runs thence with the south margin of the said drive, N. 17-40 E. 300 feet to an iron pin, joint corner of Lots Nos. 6 and 7; thence with the common line of Lots Nos. 6 and 7 S. 72-20 E. 270 feet to an iron pin on the said line, new corner; thence a new line S. 17-40 W. 300 feet to an iron pin on the common line of Lots Nos. 7 and 8; thence with the said line, N. 72-20 W. 270 feet to the beginning corner, containing One and Eighty Six One-hundredths (1.86) acres, more or less.

DERIVATION: See Deed Book 665 at Page 541 in the R.M.C. Office for Greenville County, South Carolina.

5.16.00



which has the address of Route 6, Fairhaven Drive Greer
[Street] [City]
S. C. 29651
[State and Zip Code] (herein "Property Address");

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 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 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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