

FILED
GREENVILLE CO. S. C.

FEB 16 11 22 AM '77

DEED & S. TAX
REC. **MORTGAGE**

BOOK **1389** PAGE **407**

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

THIS MORTGAGE is made this 16th day of February, 1977, between the Mortgagor, Larry Jay Crowder (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 Eighty Seven Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, February, 1992.

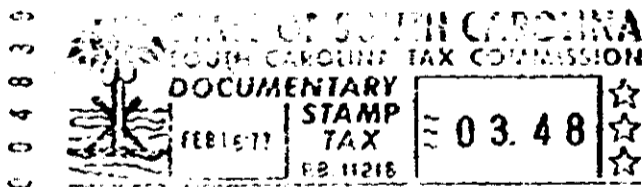
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: located six miles north of Greer, South Carolina, as shown on plat

of Property of Hubert Walls and Billy A. Walls, prepared by Wolfe and Kuskey, Inc., and recorded in RMC Office for Greenville County in Plat Book 5-V page 80, reference to said plat hereby pleaded, and having, according to said plat the following:

BEGINNING at a point in the center of Cripple Creek Road and runs thence N. 71-56 E. 1062.5 feet to iron pin; thence S. 57-50 E. 294.9 feet to an iron pin; thence S. 64-45 W. 576 feet to a 12" Virginian Pine; thence S. 69-25 W. 201 feet; thence S. 75-45 W. 140 feet to an iron pin; thence S. 88-15 W. 100 feet to a nail and stopper in center of Cripple Creek Road; thence N. 40-07 W. 100 feet; thence N. 53-16 W. 100 feet; thence N. 42-04 W. 119.5 feet to point of beginning.

Subject to all restrictions, easements, rights of way, roadways, zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Hubert Walls this date and to be recorded herewith.



which has the address of Cripple Creek Road, Greer,
(Street) (City)
S. C. 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 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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