

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAY 12 3 46 PM '77

THIS MORTGAGE is made this 12th day of May, 1977, between the Mortgagor, WILLIAM M. CRANSTOUN AND DENISE N. CRANSTOUN (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 June 1, 2002;

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 piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as Lot No. 104 on a plat of Property of Green Valley Estates, recorded in Plat Book QQ at pages 2 and 3 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of East Round Hill Road, the joint front corner of Lots 104 and 105, and running thence with the line of Lot No. 105 S. 81-05 E. 186.4 feet to an iron pin at the edge of the Golf Course; thence along the line of the Golf Course S. 2-44 W. 217 feet to an iron pin, the joint rear corner of Lots Nos. 103 and 104; thence with line of Lot No. 103 N. 86-00 W. 224.1 feet to an iron pin on East Round Hill Road; thence with said East Round Hill Road N. 12-12 E. 235 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Betty I. Freeman, dated May 12, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1056 at page 490 on May 12, 1977.

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which has the address of Route 7, East Round Hill Road Greenville
[Street] [City]
South Carolina 29609 (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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