

P. O. Drawer 969
Greer, S. C. 29651

FILED
GREENVILLE CO. S. C.

SEP 30 9 35 AM '77
MORTGAGE
R.M.C.

BOOK 1411 PAGE 698

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THIS MORTGAGE is made this 30th day of September, 1977, between the Mortgagor, John Dean Crain, II and Nancy T. Crain (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 ~~Thirty-three thousand nine hundred~~ - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 October 1, 2007;

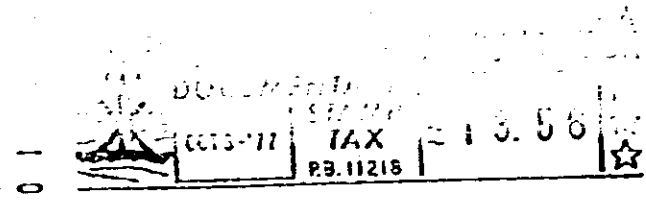
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 on the southeast side of Hialeah Road, City and County of Greenville, South Carolina, being shown and designated as Lot 363 on a Plat of Section B-1 of GOWER ESTATES, recorded in the RMC Office for Greenville County in Plat Book XX, at Page 107, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Hialeah Road at the joint front corner of Lots 362 and 363, and running thence with the common line of said Lots, S 45-32 E, 175 feet to an iron pin; thence S 54-10 W, 134 feet to an iron pin; thence with the line of Lot 364, N 32-31 W, 168.7 feet to an iron pin; thence with the curve of Hialeah Road (the chord being N 50-36 E, 95 feet) to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William A. Oncken and Carol J. Oncken, dated September 30, 1977, to be recorded simultaneously herewith.



which has the address of 145 Hialeah Road Greenville
(Street) (City)
South Carolina 29607 (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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