

P. O. Box 937
Greenville, S. C. 29602

BOOK 1412 PAGE 328

FILED
GREENVILLE CO. S. C.

OCT 7 4 12 PM '77

MORTGAGE

THIS MORTGAGE is made this 7th day of October, 1977, between the Mortgagor, W. Frank Crosby, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

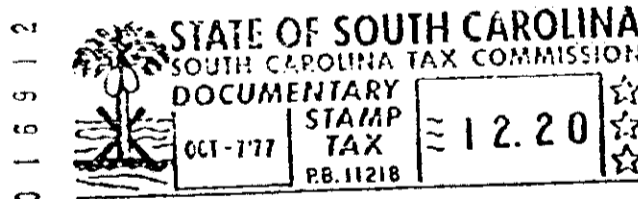
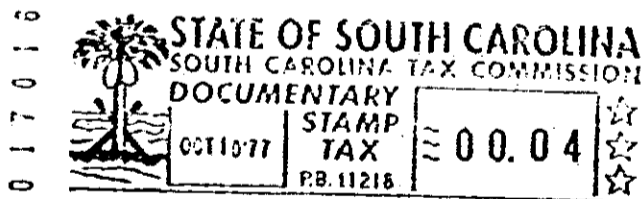
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2007

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 _____, State of South Carolina:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, and lying on the northern side of Walker Springs Road, being shown and designated as Lot 33 on a plat prepared by W. R. Williams, Jr. and recorded in the RMC Office for Greenville County in Plat Book 5-P, page 50 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the northern side of Walker Springs Road at the joint corner of Lot 33 and property now or formerly of Wood and running N. 89-44 W. 13.2 feet to an iron pin; thence N. 42-07 W. 37.3 feet to an iron pin; thence N. 9-03 W., 72.8 feet with Meadowview Drive; thence continuing with said Drive N. 26-20 W. 56.9 feet to an iron pin; thence continuing with said Drive, N. 31-14 W. 38 feet to an iron pin; thence N. 57-52 E. 142.1 feet to an iron pin; thence S. 5-41 W. 260 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of United Builders, Inc., of even date, to be recorded herewith.



which has the address of Meadowview Drive Taylors
[Street] [City]
S. C. (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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