

# MORTGAGE

THIS MORTGAGE is made this 7th day of January, 1978, between the Mortgagor, **Billy O. Crawford and Carroll G. Crawford** (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 **Twenty-Six Thousand and no/100---(\$26,000.00)---** Dollars, which indebtedness is evidenced by Borrower's note dated **January, 1978** (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, 1998**

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 situate, lying and being on the southern side of S.C. Highway No. 171 (Rutherford Road) near the City of Greenville in the County of Greenville, State of South Carolina, and known and designated as Lots Nos. 2 and 3 of a sub-division known as Gilreath Estates, Sec. III, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 9, and according to said plat has the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of S. C. Highway 171 at the joint front corner of Lots Nos. 1 and 2 and running thence with the joint line of said Lots S. 27-00 E. 270.9 feet to an iron pin in the line of property now or formerly of Lee O. Lanford Estate and running thence with that line S., 77-30 E. 83.7 feet to an iron pin, thence continuing with said line S. 68-33 E. 592.8 feet to an iron pin in the line of other property of the grantor running thence N. 32-00 W. 89.2 feet to a point in the center line of Gilreath Mill Creek, thence continuing along the same course 30.3 feet to a point on the creek bank, running thence N. 27-00 W. 680.5 feet to an iron pin on the southern side of S. C. Highway 171, running thence along the southern side of said highway, S. 63-36 W. 300 feet to an iron pin, thence continuing with said Highway, S. 61-15 W. 150.1 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of James C. Derieux dated March 15, 1977, recorded April 11, 1977, in the RMC Office for Greenville County in Deed Book 1054, at page 443.

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which has the address of **Route 7, Rutherford Road** **Greer**  
(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 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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