

FILED
GREENVILLE CO. S. C.

BOOK 1425 PAGE 988

MAR 15 12 11 PM '78

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 15th day of March,
19 78, between the Mortgagor, Geraldine M. Crumley,
(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 and no/100ths
----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated March 15, 1978, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on June 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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated March 14, 1978, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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 designated as Lot 12 and part of Lot
13 containing 6.62 acres more or less as shown according to a Plat of Tall
Pines Estates prepared by R. B. Bruce, Registered Land Surveyor, dated
April 12, 1976, and according to a supplemental plat prepared by R. B.
Bruce, Registered Land Surveyor, dated September 19, 1977, having, accord-
ing to said plats, the following metes and bounds, to wit:

BEGINNING at an iron pin at the common corner between lots 7 and 10 and
then running N. 34-37 E. 444.7 feet along the common boundary of Lot 12 and
Lot 10, to a point in the center of State Park Road; thence running S. 50-
20 E. along the center line of State Park Road for 50 feet; thence S. 34-
37 W. 426.3 feet along the common boundary line between Lots 11 and 12 to
an iron pin; thence S. 70-50 E. 281.1 feet along the common boundary of Lot
11 to a creek; thence S. 28-30 W. 140 feet along said creek; thence S. 7-36
W. 309.9 feet along said creek; thence S. 17-17 W. 303.3 feet to an iron
pin and the common corner with Lot 13; thence N. 53-2 W. 497.3 feet to an
iron pin along the boundary between Lots 6, 12 and 13; thence N. 27-56 E.
600 feet along the boundary of Lots 6 and 7 to the beginning corner.

W.A. Crumley conveyed his 1/2 undivided interest to Geraldine M. Crumley
by deed dated March 8, 1978, and recorded in Deed Book 1075 at Page 184,
on March 13, 1978. This conveyance is made subject to any easements, rights
of way or restrictions either of record or visible on the property and
grantor does not warrant any portion of the highway.

Block Book Number: 367-500.3-1-30.9 out of 500-3-1-30
Derivation:

Deed of Grady L. Stratton, Trustee and Dreugh K. Evins to W. A. Crumley
and Geraldine M. Crumley dated and filed September 20, 1977,
which has the address of Lot 12 and part of Lot 13, Travelers Rest, South

Carolina (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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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