

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

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MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1978, between the Mortgagor, Robert D. Cranswick and Carrell M. Cranswick, (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").

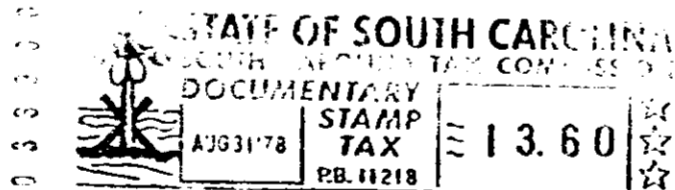
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008

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 southwestern side of Seminole Drive, City and County of Greenville, South Carolina, being shown and designated as a Portion of Lots 53 and 54 on a Plat of SUNSET HILLS, recorded in the RMC Office for Greenville County in Plat Book P, at Page 19, and having, according to a more recent survey made by J. C. Hill, dated March 26, 1962, entitled "Property of Frank E. and Ruby M. Eskew", the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Seminole Drive, said pin being 143 feet southwest of the intersection of Seminole Drive and Waccamaw Drive, and running thence with Seminole Drive, S 41-10 E, 84.6 feet to an iron pin; thence S 55-30 W, 176.15 feet to an iron pin; thence N 41-10 W, 68.6 feet to an iron pin; thence N 50-53 E, 95 feet to a pin; thence N 48-50 E, 80 feet to a pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert C. Parrott, dated August 31, 1978, to be recorded simultaneously herewith.



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which has the address of 108 Seminole Drive, Greenville, S. C. 29605
[Street] [City]
[State and Zip Code] (herein "Property Address");

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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