

FILED
GREENVILLE CO. S. C.

OCT 9 3 25 PM '78

1446 0003

MORTGAGE

THIS MORTGAGE is made this 2nd day of October, 1978, between the Mortgagor, Eloise S. Crane

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 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 1st ...November. 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being on the northern side of Swanson Court, being known and designated as Lot No. 14 of a subdivision known as Swanson Court as shown on plat thereof prepared by C. C. Jones, dated April 1962, and recorded in the RMC Office for Greenville County, S. C. in Plat Book YY at page 73, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Swanson Court, the joint front corner of Lots Nos. 13 and 14, and running thence along the joint line of said lots, N. 33-00 E. 162.3 feet to an iron pin on the bank of Richland Creek; thence continuing along the joint line of said lots, N. 33-00 E. 12 feet, more or less, to a point in the center of Richland Creek; thence along the center of Richland Creek, a traverse line being N. 69-00 W. 90 feet to a point in the center of said creek, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of said lots, S. 33-00 W. 161 feet to an iron pin on the northern side of Swanson Court; thence along the northern side of Swanson Court S. 58-56 E. 43 feet to an iron pin; thence continuing along the northern side of Swanson Court, S. 57-00 E. 42 feet to an iron pin, to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Mauldin Construction Co., recorded in the RMC Office for Greenville County, S. C. in Deed Book 714 at page 391, recorded on January 15, 1963 at 10:22 A.M.

which has the address of 23 Swanson Court, Greenville, South Carolina,
(Street) (City)
29609 (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.

GCTD --- : CC.976 541 3.50CT

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