

FILED
GREENVILLE, S. C.
APR 15 1980
DENNIS W. BERSLEY

BOOK 1499 PAGE 862

MORTGAGE

THIS MORTGAGE is made this 3rd day of April, 1980, between the Mortgagor, DONALD R. CRAWFORD and HELGA V. CRAWFORD, (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-EIGHT THOUSAND FIVE HUNDRED & NO/100 (\$38,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 and being shown as Lot No. 154 on plat of Section III as recorded in the R.M.C. Office for Greenville County in Plat Book 7C, at Page 4 and having, according to said, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Manassas Drive at the joint front corner of Lots 154 and 155 and running thence S. 40-58 W. 155.6-feet to a point; thence N. 39-38 W. 76.5-feet to a point; thence N. 34-55 E. 140-feet to a point along the southern edge of Manassas Drive; thence along Manassas Drive S. 52-03 E. 75-feet to a point; thence S. 49-02 E. 15.4-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith from American Service Corporation; and being conveyed to American Service Corporation by deed of The Kenyon Piece Dyeworks, Inc. as recorded in the R.M.C. Office for Greenville County in Deed Book 958, at Page 27 on June 16, 1972.

DOCUMENTARY
STAMP

which has the address of Manassas Drive, Simpsonville, South Carolina 29681 (herein "Property Address");
[Street] [City] [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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