

FILED
GREENVILLE CO. S. C.

BOOK 1517 PAGE 319

SEP 24 10 30 AM '80

DONALD W. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Mark S. Crocker, (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").

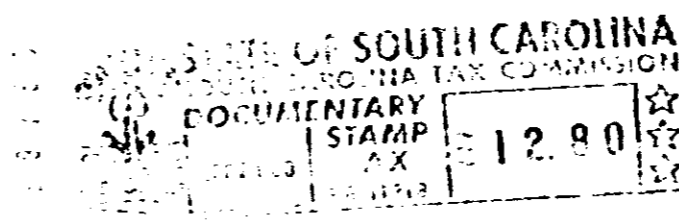
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 County of Greenville, State of South Carolina, on the eastern side of Brookview Circle, being shown and designated as a portion of Lots 44 and 45 on a plat of SHANNON TERRACE, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L at page 91, and having, according to a more recent survey prepared by R. L. Dalton, Engineer, dated July 1943, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Brookview Circle, joint front corner of Lots 45 and 46, which iron pin is S. 264.4 feet from the southeast corner of West Faris Road and Brookview Circle; thence with the line of Lot 46, N. 85.-44 E. 101 feet to an iron pin; thence S. 8-54 E. 50 feet to an iron pin; thence S. 7-34 E. 49.1 feet to an iron pin in line of Lot 43; thence with the joint line of Lots 43 and 44, S. 85-26 W. 96 feet to an iron pin on Brookview Circle; thence with the east side of said Circle, N. 10-54 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Edmund B. Gregorie, III by deed of even date recorded herewith.



which has the address of 13 Brookview Circle Greenville,
(Street) (City)
S. C. 29605
(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 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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