

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
2880

MORTGAGE

FILED
S.C.

SEP 30 4 29 PM '80

THIS MORTGAGE is made this 30th day of September 1980, between the Mortgagor, John H. Crabtree, III and Cathy B. Crabtree (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is Drawer F-20, Florence, S. C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 located in the County of Greenville, State of South Carolina, being known and designated as Lot No. 186 of Traxler Park Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to a more recent plat entitled "Property of John H. Crabtree, III and Cathy B. Crabtree" prepared by Freeland & Associates, dated September 26, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mt. Vista Avenue at the joint front corner of Lots Nos. 186 and 187 and running thence with the line of Lot No. 187 S. 25-23 E. 225 feet to an iron pin; thence S. 64-37 W. 70 feet to an iron pin; thence N. 25-23 W. 225 feet to an iron pin on the southern edge of Mt. Vista Avenue; thence with the southern edge of Mt. Vista Avenue N. 64-37 E. 70 feet to an iron pin, the point of beginning.

And it is agreed between the parties hereto that in the event the property embraced by this Mortgage is sold or otherwise conveyed by the Mortgagor prior to the time that the lien created hereby is fully satisfied, or if the title to such property shall become vested in any person or entity in any manner whatsoever other than because of death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable at the option of the legal holder hereof. It is further agreed that if John H. Crabtree, III shall cease to be an employee of Bankers Trust of South Carolina or a subsidiary, for any reason other than death, then, and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest shall at once become due and payable at the option of the legal holder hereof.

which has the address of 120 Mt. Vista Avenue Greenville, S. C. (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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