

GR... S. C.
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ANNERSLEY
R.M.C.

MORTGAGE

BOOK 1525 PAGE 321

THIS MORTGAGE is made this 21st day of November, 19 80, between the Mortgagor, Richard C. Crittenden and Jean-Marie S. Crittenden (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

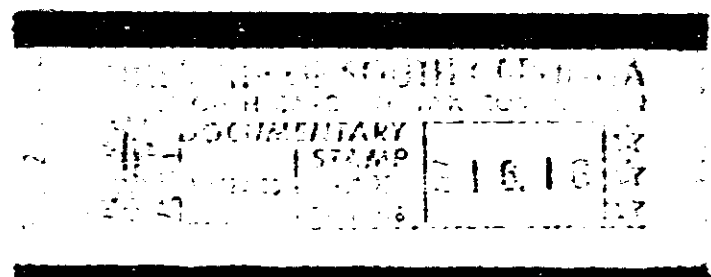
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND THREE HUNDRED FIFTY DOLLARS AND NO/100 (40,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel and lot of land with improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, at the southerly corner of Woodbine Road and East Hillcrest Drive and being known and designated as Lot 39, of the Subdivision known as "Northwood" according to a plat of said Subdivision recorded in the RMC Office for Greenville County in Plat Book J at Page 102 and 103 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southerly corner of the intersection of Woodbine Road and East Hillcrest Drive and thence along the Southeasterly side of Woodbine Road S. 67-47 W. 55 feet to an iron pin, Joint corner of Lots 39 and 40; thence along the joint line of Lots 39 and 40 S. 45-36 E. 114.9 feet to an iron pin, joint line of Lots 37, 39 and 40; thence along a common line with Lots 37 and 38 N. 33-15 E. 100.7 feet to an iron pin on the southwesterly side of East Hillcrest Drive; thence along the southwesterly side of East Hillcrest Drive N. 78-50 W. 87.8 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor by deed of Carl H. Mehus and Patricia Mehus, and recorded simultaneously herewith.



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which has the address of 400 East Hillcrest Drive Greenville (Street) (City) S.C. 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.

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