

GREENVILLE 00-3-0
AUG 21 10 33 AM '81
DONNIE S. TANKERSLEY
R.M.C

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1550 PAGE 526

MORTGAGE

THIS MORTGAGE is made this 18th day of August, 1981, between the Mortgagor, Essie R. 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 \$2982.00 (Two thousand nine hundred eighty-two Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 1, 1986.....;

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:

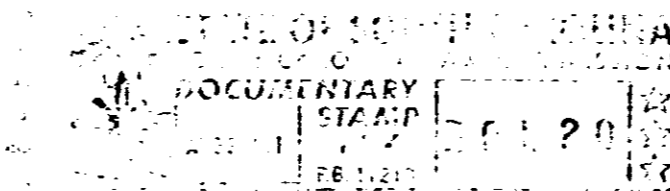
All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Overbrook Road, being a portion of lot 46 as shown on plat of Overbrook Land Company made by H. Oeland Jones on September 17, 1913, recorded in Plat Book E at page 252, and according to survey made by Pickell and Pickell, August 26, 1948, is described as follows:

BEGINNING at a stake on the northern side of Overbrook Road, 66 feet west from Balsam Road, and running thence N. 20-30 W 150 feet to a stake; thence S 61-49 W 16 feet to a stake; thence S. 68-18 W 50 feet to a stake in line of lot no. 45; thence with line of said lot S. 20-30 E. 150 feet to a stake on Overbrook Road; thence with the northern side of Overbrook Road N. 68-18 E. 50 feet to a stake; thence continuing with Overbrook Road N. 61-49 E. 16 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Lula A. Garrison, Charles Nelson Garrison by his guardian ad litem-Shirley M. Shannonhouse and recorded in the RMC office for Greenville county on June 1, 1966 in Deed Book 799 at page 332.

This is a second mortgage and is Junior in Lien to that mortgage executed by Essie S. Crane to Guardian Life Insurance Company of America which mortgage is recorded in RMC office for Greenville county in book 1042 at page 83 and recorded on October 3, 1966.

Subsequently assigned to Cameron-Brown Company on June 1, 1966 in book 1032 at page 383.



which has the address of 507 Overbrook Road Greenville,
(Street) (City)
SC 29607 (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 seized 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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