



MORTGAGE

BOOK 1559 PAGE 600

THIS MORTGAGE is made this 1st day of December, 1981, between the Mortgagor, G. Tim Crane and Cyndi Crane (herein "Borrower"), and the Mortgagee, AMERICAN 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 Seven thousand seven hundred fourteen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 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 place, parcel or lot of land, with the improvements thereon, situate, lying and being in or near the City of Greenville, South Carolina, and being more particularly described as Lot No. 94, Section A, as shown on a plat entitled "A subdivision of Woodside Mills, Greenville, South Carolina", made by Pickell and Pickell, Engineers, Greenville, South Carolina, January 14, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at Pages 111 through 117, inclusive. According to said plat, the within described lot is also known as No. 9 Third Street and fronts thereon 80 feet. Reference is craved to said plat for metes and bounds.

This is the same property conveyed by deed of Francis W. Thompson, dated September 26, 1975, recorded September 29, 1975, in Volume 1024 at Page 906 of the R.M.C. Office for Greenville County, South Carolina.

which has the address of 9-3rd Street Greenville, South Carolina 29611 (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 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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