

MORTGAGE

THIS MORTGAGE is made this 21st day of May 19 82, between the Mortgagor, Hayes W. Crawford and Edna H. Crawford, (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 \$10,150.00 (Ten thousand one hundred-fifty and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1992.....;

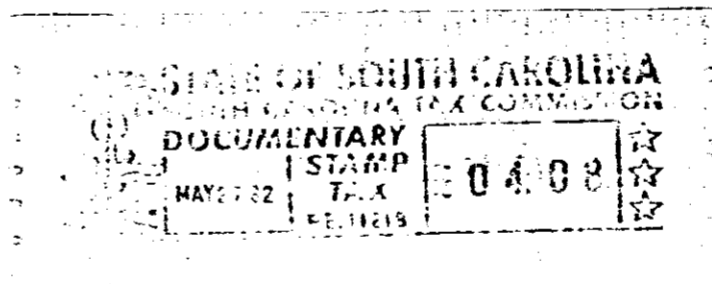
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 23, according to Plat of Property of the Perry Estate, recorded in Plat Book B, Page 33, RMC Office for Greenville County, and having the following metes and bounds, according to survey and plat by Pickell & Pickell, Engineers, dated December 1946.

BEGINNING at a stake on the Southeast side of Darlington Avenue (formerly Brockman Avenue), at joint front corner of Lot Nos. 23 and 24; thence with line of said lots S. 50-33 E. 106.6 feet to a stake; thence with line of Lot no. 16, S. 49-20 W. 60.7 feet to a stake; thence with line of Lot No. 22 N. 50-33 W. 111.2 feet to a stake; thence with Darlington Avenue (Formerly Brockman Avenue), N. 53-30 E. 61.7 feet to the beginning.

This being the same property conveyed to the mortgagor by deed of J. B. Hall and R. E. Cox and recorded in the RMC Office for Greenville County on December 13, 1946 at Page 6 in Deed Book 304.

This is a second mortgage and is Junior in Lien to that Mortgage executed by Hayes W. and Edna H. Crawford to First Federal Savings and Loan Association of SC which mortgage is recorded in RMC Office for Greenville County on July 28, 1976 in Book 1373 at Page 856.



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which has the address of 508 Darlington Avenue Greenville, South Carolina 29609 (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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