



MORTGAGE

THIS MORTGAGE is made this 14 day of May 1982 between the Mortgagor, Roger H. and Kathleen R. Crenshaw (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand three hundred nineteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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 16, 1987

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 lot of land in the town of Simpsonville, County of Greenville, state of South Carolina, and shown on plat made by Freeland & Associates, October 10, 1980 recorded in plat book 8-G, page 67 of the R.M.C. Office for Greenville County, S.C., and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southeast side of Georgia Road, 212 feet more or less from Jones Avenue; thence S. 53-00 E. 172.0 feet to an iron pin; thence turning S. 43-45W. 85 feet to an iron pin; thence N. 53-00 W. 172 feet to an iron pin on the southeast side of Georgia Road; thence with the southeast side of Georgia Road N. 43-45 E. 85 feet to the point of beginning.

This is the same lot of land conveyed to John H Judson and Dora C. Hudson by Billy M. Chandler & Betty G. Chandler by deed recorded May 5, 1959 in the R.M.C. Office for Greenville County in deed vol. 623 page 220. Subsequently, John H. Hudson died testate leaving said property to his wife, Dora C. Hudson, as will appear by his will probated and filed in Apartment 1009 file 16 of the Probate Court for Greenville County. Thereafter, on April 19, 1980 Cora C. Hudson died testate leaving her real property to her nine children, share and share alike, and appointing Ted W. Hudson as Executor of her will, giving him full power and authority to sell and convey her real estate, as will appear by said will which is probated and filed in Apartment 1605 file 5 of the R.M.C. Office for Greenville County, and this deed is being executed by the grantor under the powers vested in him as Executor of her will.

This being the same property conveyed to Roger H. Crenshaw and Kathleen R. Crenshaw by deed from Ted W. Hudson, Ind. & Exec. of Estate of Dora C. Hudson recorded in the R.M.C. Office for Greenville County, South Carolina on October 13, 1980 in Deed Book 1135 on Page 389 and Dated October 10, 1980.

which has the address of 305 W. Georgia Road Simpsonville, S.C. 29681 (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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