

Documentary Stamps are figured on the amount financed: \$ 40,076.04

MORTGAGE

THIS MORTGAGE is made this 2nd day of March 1983 between the Mortgagor, Geraldine P. Crane (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 Fifty-six thousand, eight hundred, ninety and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 15, 1988.

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 State of South Carolina, County of Greenville, on Augusta Road, in the City of Greenville, being known and designated as Lot 13, Black N of thk O. P. Mills Property, according to a plat thereof recorded in Plat Book C at Page 176 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pipe on the western side of Augusta Road, 204 feet from the southwestern corner of Augusta Road and Grove Road; thence along line of Lot 12, S. 42-53 W. 179.85 feet to an iron pipe on rear line; thence along the rear line of an unnumbered lot, S. 47-52 E. 68 feet to an iron pipe, corner of Lot 14; thence along the line of Lot 14, N. 42-53 E. 179.9 feet to an iron pipe on the western side of Augusta Road; thence N. 47-57 W. 68 feet to the point of beginning.

This is that same property conveyed by deed of Lewis A. Crane and J. Thomas Crane to Geraldine P. Crane, dated 7/18/67, recorded 7/20/67, in Deed Volume 824, at Page 44, in the R.M.C. Office for Greenville County, SC.

which has the address of 1418 Augusta Rd, Greenville, SC (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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4328-RV-21