

GREENVILLE S.C.

VOL 1635 PAGE 284

OCT 18 11 12 AM '83

FILED GREENVILLE S.C.

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MORTGAGE

THIS MORTGAGE is made this 18 day of October, 1983, between the Mortgagor, Donald E. Cromer and Wilma F. Cromer, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Eight Thousand, One Hundred, Eighty-Six and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 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 October, 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 lying and being in the State and County aforesaid, and being known and designated as Lots No. 7 and 19, on Plat of Property of Ernest Cantrell dated September 16, 1952, and recorded in Plat Book CC, at Page 169. Said Plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Melvin Haney and Maggie Haney dated August 28, 1952 and recorded in Deed Book 463 at Page 254.

This Mortgage is second in lien to none.

which has the address of Highway 14, North Greer South Carolina 29651 (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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1635 284

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