



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 32,066.84

THIS MORTGAGE is made this 17th day of February 1984 between the Mortgagor, Jack L. Crum and Cecil Crum AKA Cecil S. Crum (herein "Borrower"), and the Mortgagee, American Federal Bank, FSB 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 Thirty Three Thousand-One Hundred Fourteen and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5-24-84

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 being known and designated as Lot No. 107, University Park, according to a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P at page 127.

This property is sold subject to existing and recorded easements, rights of way and restrictions of record and as shown on said plat.

This property is shown on the County Block Book, at 274.4-1-50.

This is that same property conveyed by deed of Raymond E. Scott, Jr. to JACK L. CRUM AND CECIL S. CRUM dated October 7, 1971 and recorded October 8, 1971 in Deed Volume 927 at Page 181 in the RMC Office for Greenville County, South Carolina.

which has the address of 1 Bradley Boulevard Greenville South Carolina (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.

