

MORTGAGE

THIS MORTGAGE is made this 9 day of October 1984 between the Mortgagor, John Alvin Crain and Glenda L. Crain (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven Thousand and no/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 March 1, 2015

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 of our undivided interest in and to all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the intersection of Mush Creek Road and S. C. Highway 253, and being shown on a plat of survey prepared by Lindsey and Associates, dated February 9, 1984, and being recorded in the RMC Office for Greenville County in Plat Book 10-I, Page 46 and 47, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of the intersection of Mush Creek Road and Highway 253 and running thence with the center of the highway S. 31-09 E. 74.42 feet to a spike; thence S. 29-17 E. 172.12 feet to a nail and cap; thence S. 80-04 W. 328.09 feet to a pin; thence S. 1-29 W. 322.46 feet to a pin; thence N. 89-03 W. 1,195.18 feet to a pin; thence N. 4-35 E. 264.72 feet to a pin; N. 14-58 E. 251.08 feet to a pin; thence N. 8-18 E. 70.00 feet to a pin; thence N. 3-26 E. 364.97 feet to a nail and cap in the center of Mush Creek Road; thence with the road N. 85-47 E. 68.09 feet to a nail and cap; thence S. 71-05 E. 99.83 feet to a nail and cap; thence S. 60-11 E. 99.91 feet to a nail and cap; thence S. 57-46 E. 441.97 feet to a nail and cap; thence S. 59-53 E. 99.97 feet to a nail and cap; thence S. 65-28 E. 100.03 feet to a nail and cap; thence S. 72-53 E. 99.96 feet to a nail and cap; thence S. 86-01 E. 100.10 feet to a nail and cap; thence N. 75-42 E. 299.48 feet to a nail and cap at the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagors herein by deed of Blanche Crain and Nancy Crain Tanner, recorded in the RMC Office for Greenville County in Deed Book 1208, page 300 on the 16th day of March, 1984.

which has the address of Old Mush Creek Road, Travelers Rest, South Carolina 29690 (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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