

P.O. Box 1268
Greenville, S.C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 46 PAGE 625
LEATHERWOOD, WALKER, 1000 & HAWK
1981 PAGE 859
MAY 31 1977

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

26818
APR 7 1977

James S. Russell
Marion J. Low

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN H. CRABTREE, III AND
CATHY B. CRABTREE
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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AS

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty One
Thousand Fifty and 00/100

(\$ 31,050.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which
is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and
any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee
on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure
the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mort-
gagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the
further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its
successors and assigns.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon,
situate, lying and being in the State of South Carolina, County of Greenville, and situate and being on
the south side of Broughton Drive, and shown as Lot 13, Section G on a plat of
Croftstone Acres by Piedmont Engineering Service, said plat being recorded in the
R.M.C. Office for Greenville County in Plat Book Y at Page 91, and having the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Broughton Drive at the joint
front corner of Lots 13 and 14 and running thence along Broughton Drive N. 87-03
E. 59.5 feet to an iron pin; thence still along Broughton Drive S. 68-20 E. 60.5
feet to an iron pin; thence along the line of Lot 12 S. 32-49 W. 183 feet to an
iron pin; thence with the line of Lot 14 N. 5-27 W. 174.3 feet to the beginning
corner on Broughton Drive.

BEING the same property conveyed to the Mortgagors herein by deed of James S.
Russell, said deed being dated of even date.

In addition to and together with the monthly payments of principal and
interest under the terms of the note secured hereby, the mortgagor promises to
pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1%
of the original amount of this loan in payment of the mortgage guaranty insurance
covering this loan and on his failure to pay it, the mortgagee may advance it for
the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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