

Mortgagee's **FILED** Greenville, S.C. 29602 BOX 84 PAGE 794

Nov 2 2 57 PM '79 MORTGAGE

BOOK 4483 PAGE 362

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 2nd day of November 1979, between the Mortgagor, John A. Crastorf and Hannelore B. Crastorf (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Forty~~ Six Thousand Seven Hundred Fifty and No/100 (\$46,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the Borrower 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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

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LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 EAST NORTH STREET
P. O. BOX 10163, FED. STA.
GREENVILLE, S. C. 29603

27385

Paid and satisfied in full
THIS 22nd DAY OF Feb 1984
AMERICAN SOUTHERN BANK, F.S.B.
Richard C. Howard
WITNESS Julia M. Williams

Formerly Fidelity Federal
Savings and Loan Association

1984

FILED
GREENVILLE CO. S.C.
MAR 1 10 41 AM '84
DONNIE S. TANKERSLEY
R.M.C.

68901-1 NO 279 1231

which has the address of Lot 13, Baldwin Circle, Verdin Estates, Mauldin,

S. C. 29662 (State and Zip Code)

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".

4.0001

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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