

1st Federal Savings & Loan Association  
P.O. Drawer 408  
Greenville, S.C. 29602

GREENVILLE, S.C.

BOOK 1510 PAGE 936

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GREENVILLE, S.C.

# MORTGAGE

THIS MORTGAGE is made this 11th day of August, 1980, between the Mortgagor, RALPH S. CRAWLEY, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Forty-Three Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010.

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 certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 28 on plat of Cedar Terrace, dated October 26, 1965, prepared by G. A. Wolfe, RLS, recorded in the Greenville County RMC Office in Plat Book BBB at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of the right-of-way of Pinehurst Drive, at the joint front corner of the within lot and Lot No. 29 and running thence along said right-of-way N. 47-37 W., 100 feet to an iron pin at the joint front corner of the within lot and Lot No. 27; thence running along the joint line of said lots S. 42-23 W., 156.0 feet to an iron pin in or near a branch at the joint rear corner of the within lot and Lot No. 27; thence running along said branch, the centerline of which is the property line, S. 46-37 E., 100 feet to an iron pin at the joint rear corner of the within lot and Lot No. 29; thence running along the joint line of said lots N. 42-23 E., 157.75 feet to an iron pin on the Southern side of the right-of-way of Pinehurst Drive, at the joint front corner of the within lot and Lot No. 29, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Floye T. Brown and Albert L. Brown recorded in the Greenville County RMC Office in Deed Book 1131 at Page 60 on the 13 day of August, 1980.

which has the address of 327 Pinehurst Drive, Mauldin, S.C.  
29662 (herein "Property Address");  
(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."

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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