FILED
GREENVILLE CO.
JUN 2 11 45 AM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1609 PAGE 663

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1983, between the Mortgagor, WILLIAM F. CRITCHFIELD AND CLAUDINE L. CRITCHFIELD, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Ninety Thousand and No/100---- Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013.;

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 564, Map 4, Section II on plat of Sugar Creek, recorded in the R.M.C. Office for Greenville County in Plat Book 8-P, Page 62 and having, according to a more recent survey prepared by Freeland and Associates, dated May 30, 1983, entitled "Property of William F. Critchfield and Claudine L. Critchfield", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lady Slipper Lane at the joint corners of Lots 564 and 565 and running thence S. 61-00 W., 147.67 feet to an iron pin at the rear corner of Lot 564; thence with the line of Lot 564 N. 24-04-24 W., 30.66 feet to an iron pin; thence continuing with said lot N. 10-15-27 W., 111.52 feet to an iron pin on the southern side of Hunting Hill Circle; thence along Hunting Hill Circle N. 71-22-16 E., 84.75 feet to an iron pin; thence running along the intersection of Hunting Hill Circle and Lady Slipper Lane S. 73-55-59 E., 36.59 feet to an iron pin; thence with Lady Slipper Lane S. 29-00 E., 95.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Timothy R. Childs and Barbara W. Childs recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 1983
$36.00

which has the address of 200 Lady Slipper Lane (Street) Greer, (City),
South Carolina 29651 (State and Zip Code) (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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