

MORTGAGE

FILED
GREENVILLE, S.C.

APR 11 2 51 PM '84
THIS MORTGAGE is made this 4th day of April 1984 between the Mortgagor, Charles M. and JoAnne P. Cruell (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").

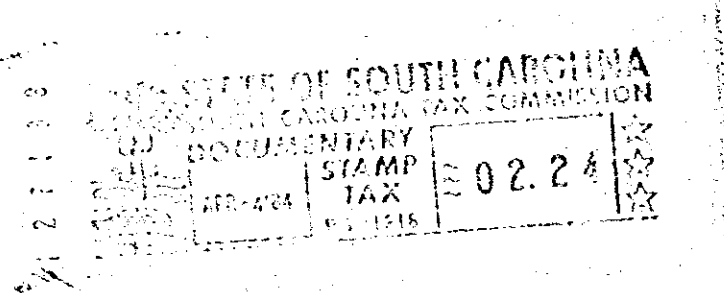
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Six Hundred and no/100 (\$5,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1989;

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 lot of land situate in Cleveland Township in the county and state aforesaid and more particularly described as follows:

BEGINNING at an iron pin on the east side of Spring Park Road joint corners with Span and Nancy Cruel, S 85 E 2.48 chains to I.P. corner of James McJunkin land; thence N 5 E 1.15 chains to I.P. joint corner with James Williams' land; thence N 77 W 3.00 chains with James Williams land to I. P. on Spring Park Road; thence S 13 1/2 E 1.58 chains to beginning corner and shown on the county block book as Sheet 514.5, Block 1, Lot 24.

This being the same property conveyed to the Mortgagors herein by deed of the executors of the Estate of Arthur Brown, et al. See the records of the Probate Court for Greenville County at Apt. 1368, File 34.



which has the address of Spring Park Road, Marietta, South Carolina 29661 (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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