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DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

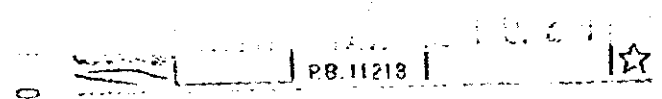
THIS MORTGAGE is made this 29th day of July, 1977, between the Mortgagor, LeRoy Crooks (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Six Hundred and No/100ths (\$25,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1977 (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, 2007

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 County of Greenville, State of South Carolina on the Northwestern side of Pine Creek Drive being shown and designated as Lot 242 on a plat of Belle Meade, Section 3 by Piedmont Engineering Services, recorded in the RMC Office for Greenville County in Plat Book GG, page 187 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwestern side of Pine Creek Drive at the joint front corner of Lots 241 and 242 and running thence with the common line of said lots, N. 57-52 W. 135 feet to an iron pin; thence N. 32-08 E. 80 feet to an iron pin; thence along the common line of Lots 242 and 243, S. 57-52 E. 135 feet to an iron pin at the joint front corner of said lots on the Northwestern side of Pine Creek Drive; thence along the Northwestern side of said Pine Creek Drive, S. 32-08 W. 80 feet to the point of beginning; and being the same property conveyed to the mortgagor herein by deed of Kasper F. Fulghum by deed recorded herewith in the RMC Office for Greenville County, South Carolina.



which has the address of 818 Pine Creek Drive, Greenville, South Carolina 29605 (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 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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