

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

BOOK 1483 PAGE 23

OCT 2 2 57 PM '79

THIS MORTGAGE is made this 28th day of September, 1979, between the Mortgagor, Jacob S. Craft (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND FIVE HUNDRED & NO/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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 October 1, 1999;

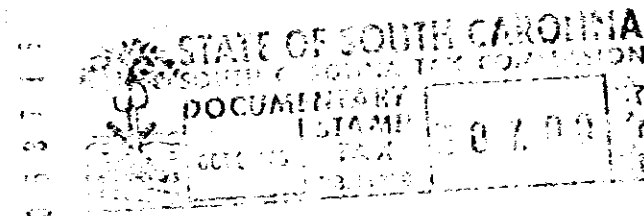
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 located in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, located on the west side of Green Street and on the south side of Belton Avenue, being shown as Lot No. 1 on a plat of property made for Carrie B. Myers by H. S. Brockman, Surveyor, dated March 29, 1957, and having the following courses and distances, to-wit:

BEGINNING on an iron pin at the intersection of said street, and runs thence with the margin of Belton Avenue N. 67-10 W. 198.5 feet to an iron pin; thence with the line of Lot No. 2, S. 22-16 W. 144.6 feet to an iron pin; thence S. 78-48 E. 93 feet to an iron pin; thence N. 9-55 E. 60 feet to an iron pin; thence S. 78-48 E. 128.6 feet to an iron pin on the margin of Green Street; thence therewith, N. 13-20 E. 42 feet to the beginning.

This being the same property conveyed to mortgagor by deed of Paul W. Smith dated July 10, 1961, and recorded July 14, 1961, in Deed Book 678 at page 93, R.M.C. Office for Greenville County.

The above referred to plat is recorded in Plat Book OO at page 293, R.M.C. Office for Greenville County.



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which has the address of 101 Elcon Drive, Greer,  
(Street) (City)  
South Carolina 29651 (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 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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