

P.O. Box 1014 Greenville, S. C. 29603

**MORTGAGE**

BOOK 1512 PAGE 679

FILE  
GREENVILLE CO. S.C.  
SEP 19 1 25 PM '80  
DONNIE S. TANNER

THIS MORTGAGE is made this 19th day of SEPTEMBER 1980, between the Mortgagor, MARK R. CRAIG AND MARGARETT W. CRAIG (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES, whose address is 500 E. WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 19, 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 OCTOBER 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:

Unit No. 2, in University Ridge Horizontal Property Regime, as shown on plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book 5F at Pages 55 and 56.

Derivation: Deed Book 1132 Page 833, William K. Greer, 9/19/80.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
14.40  
PS 11215

which has the address of Unit 2, University Ridge Condominiums, Greenville (City)  
S. C. 29601 (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 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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