

FILED
GREENVILLE, CO. S. C.
AUG 6 3 12 PM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1374 PAGE 672

MORTGAGE

THIS MORTGAGE is made this 5th day of August, 1976, between the Mortgagor, Luther McCraw and Ruth McCraw (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 Twenty-Four Thousand (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, and in the County of Greenville, located one mile southwest of Washington Church and according to the plat prepared by Terry T. Dill on June 30, 1975 being duly recorded in plat book 5-M at page 141 as having the following metes and bounds to-wit:

BEGINNING at a point at the power line and running thence across the public road S. 10-50 W. 121 feet to a point; thence along the boundary of Barbare S. 27-47 E. 460 feet; thence S. 54-59 W. 38.5 feet; thence S. 58-51 W. 245 feet; thence S. 50-49 W. 130 feet; thence S. 45-14 W. 50 feet; thence N. 02-14 W. 820 feet crossing the public road Highway #135; thence S. 83-09 E. 220 feet to the beginning point.

THIS conveyance is subject to the right of way of Duke Power Company being duly recorded in Deed Book 917 at page 37 with the attached plat being recorded in Deed Book 917 at page 40. This conveyance is also subject to the right of way of the State Highway Department of Highway #135.

THIS is the identical property conveyed to the with mortgagors by deeds of Homer W. Barbare, Calvin Barbare, Clyde Barbare, Thelma B. Belcher, Frances B. Pitts, Pauline B. Framel, Beatrice Glidden being duly recorded on August 11, 1975 in the R.M.C. office for Greenville County in Deed Book 1022 at page 513, 514, 518, and 521.



which has the address of Route 3, McElhaney Road, Greer, South Carolina 29651 (herein "Property Address");
(Street) (City)
(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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