

First Federal of SC  
P.O. Box 408  
Greenville, SC 29602

FILED  
GREENVILLE S.C.  
JUN 16 3 14 PM '83  
DONNIE S. TAYLOR  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 2nd day of June, 1983, between the Mortgagor, Thomas K and Patsy K. Crooke, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1983, (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 30, 1988;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Mauldin, S. C. on the northwestern side of Balcome Boulevard, and being known and designated as Lots Nos. 20 and 21 on plat of Lakewood, prepared by Webb Surveying & Mapping Co. dated November, 1964 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northwestern side of Balcome Boulevard at the joint front corner of Lots Nos. 21 and 22 which point is 393.3 feet in a northeasterly direction from the point where the grantors' boundary line intersects with the northwestern side of Balcome Boulevard and running thence along the northwestern side of Balcome Boulevard N. 54-54 E. 200 feet to an iron pin; thence along the joint line of Lots Nos. 19 and 20 N. 39-25 W. 375.8 feet to an iron pin; thence S. 31-46 W. 186.7 feet to an iron pin; thence along the joint line of Lots Nos. 21 and 22 S. 35-06 E. 301.7 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Franklin Enterprises, Inc., and recorded in the RMC Office for Greenville County, on 9-16-75, in Deed Book 1024, and page 263.

This is a second mortgage and is junior in lien to that mortgage executed by Franklin Enterprises, Inc., in favor of First Federal of SC, which mortgage is recorded in the RMC Office for Greenville County, in Book 1346, and page 132.

This mortgage was subsequently assumed by Thomas K and Patsy K. Crooke, as evidenced by assumption agreement dated 9-16-75.

which has the address of Route 1, Balcome Boulevard Simpsonville,  
(Street) (City)  
South Carolina 29681 (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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