



Documentary Stamps are figured at the amount financed: \$ 9,257.72

THIS MORTGAGE is made this Thirty First day of May 1983, between the Mortgagor, John K. McCraw and Lenora F. McCraw (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Four Hundred Thirty Dollars and 36/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1985 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 15, 1986

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:

**JOHN K. McCRAW AND LENORA F. McCRAW, THEIR HEIRS AND ASSIGNS:**  
ALL that parcel or lot of land located in Gantt School District No. 150, Gantt Township, Greenville County, State of South Carolina, & beginning at a point common to the W. C. Cleveland Estate & the Helen A. Gibson property, thence along a dividing line between the W. C. Cleveland Estate & the Robert H. Rhodes property S. 78 degrees #. 229.0' to a point; thence along a dividing line between the W. C. Cleveland Estate & the Robert H. Rhodes property S. 78 degrees 25'E. 507.7 ' to a point on the Piedmont and Norther Rail Road right of way; thence along said right of way line N. 12 degrees 47' W. 329.2' to a point common to the P & N RR right of way; the George S. Bradfield property & the Robert H. Rhodes property thence along a dividing line between the George S. Bradfield property & the Robert H. Rhodes property N. 78 degrees 25' W. 645.9' to a point common to the George S. Bradfield property, the Helen A. Gibson property, and the Robert H. Rhodes property; thence along a dividing line between the Helen A. Gibson property and the Robert H. Rhodes property S. 3 degrees 0' W. 301.6' to the beginning point and containing 4.75 acres, more or less.

Less, HOWEVER; BEGINNING at an iron pin at the Southeasterly corner of the premises herein described and running thence with a line of property now or formerly of Adulas Group N. 78-25 W. 262.4 feet to an iron pin; thence with the line of property now of John K. McCraw and Lenora F. McCraw N. 11-53 E. 299.9 feet to an iron pin in the line of property now or formerly of Herbert Parker; thence with the line of the said Herbert Parker property S. 78-25 E. 125 feet to an iron pin on the Western edge of the right of way for the P & N Rail Road; thence with the edge of said right of way S. 12-47 E. 329.2 feet to the point of beginning.

This is a portion of the property conveyed to the grantors herein by Deed of Robert Hagan Rhodes dated September 11, 1964 and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 15, 1964, in Deed Book 757, at Page 379.

which has the address of Route 6, Box 444; Old Cleveland Drive, Piedmont, S.C. 29673 (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.

