

GEN. FILED
S.C.
MORTGAGE

1984-311

THIS MORTGAGE is made this 3rd day of February 1984, between the Mortgagor, JOHN W. CRABTREE (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

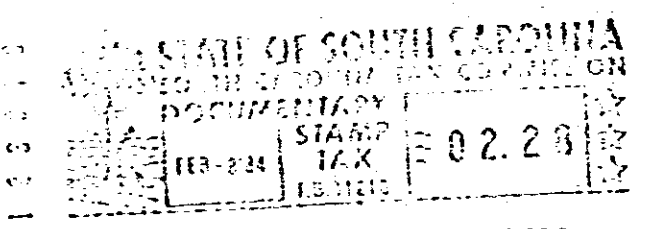
WHEREAS, Borrower is indebted to Lender in the principal sum of FIVE THOUSAND SEVEN HUNDRED AND NO/100 (\$5,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1989.

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 in the State of South Carolina, County of Greenville, in Bates Township, located about three miles north of Travelers Rest, S.C., on the western side of U.S. Highway No. 276 (Travelers Rest-Ceaser's Head Road), the same being shown and designated as Lot No. 27 on a plat of the property of the "Nannie K. Hunt Estate", plat made by H. L. Dunahool, Surveyor, dated November 15 and 16, 1951, and recorded in Plat Book AA at Page 134 and described as follows: BEGINNING at a point on the eastern edge of a newly cut 36 foot street, joint corner of Lots Nos. 26 and 27 and running thence N. 63-30 E. 200 feet to a point; thence N. 26-15 W. 100 feet to a point; thence S. 63-30 W. 200 feet to a point on the eastern edge of said newly cut street; joint corner of Lots Nos. 27 and 28; thence S. 26-15 E. 100 feet to the beginning corner.
DERIVATION: Arthur Lyday, Deed Book 585, page 403, recorded October 8, 1957

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, being known and designated as Lot No. 28 of a subdivision of the property of Nannie K. Hunt as shown on plat thereof prepared by H.L. Dunahoo, Registered Surveyor, November 15 and 16, 1951 and recorded in the R.M.C. Office for Greenville County in Plat Book AA, at Page 134 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of a 36-foot unnamed street, now known as Gilreath Street, at the joint front corner of Lots Nos. 27 and 28 and running thence with the joint line of said lots, N. 63-30 E. 200 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 12; thence along the rear line of Lot No. 12, N. 26-15 W. 100 feet to an iron pin at the rear corner of Lot No. 29; thence along the line of that lot S. 63-30 W. 200 feet to an iron pin on the eastern side of Gilreath Street; thence along the eastern side of said Gilreath Street, S. 26-15 E. 100 feet to the beginning corner.
DERIVATION: Cornelia Howard Langford, Deed Book 692, page 350, recorded February 16, 1962.

GCTO
-----4 FE09 84
034



which has the address of Lots Nos. 27 & 28, Highway 276, Travelers Rest, SC 29690 (Street) (City) (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 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.

0311

24328-472