

OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE COUNTY, SOUTH CAROLINA  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 23rd day of May, 1984, between the Mortgagor, Julius L. Crocker (herein "Borrower"), and the Mortgagee, City Federal Savings and Loan Association, Inc., a corporation organized and existing under the laws of United States of America, whose address is 1141 East Jersey Street, Elizabeth, New Jersey 07201 (herein "Lender").

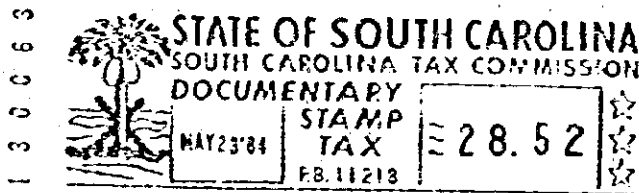
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$71,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 tract of land, containing 3 acres, more or less, situate, lying and being on the westerly side of Scuffletown Road being known and designated as Tract C on a plat entitled "Property of Agnes C. Cooper", prepared for "Julius L. Crocker", prepared by Freeland and Associates, dated May 23, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10P, at page 97, on May 24, 1984 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Scuffletown Road at the joint front corner of the premises herein described and property now or formerly of Whippoorwill County Club and running thence with the line of said Whippoorwill County Club property as follows: S 76-41 W 386.2 feet to an iron pin; thence N 20-19 W 350.0 feet to an iron pin and N 60-00 E 279.2 feet to a nail and cap in the center of Scuffletown Road; thence with the center of Scuffletown Road, S 34-00 E 457.0 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Thomas J. Francis and Phyllis M. Francis to be recorded of even date herewith.



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which has the address of Scuffletown Road, Fountain Inn, SC 29644 (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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