

FILED
AUG 28 1984
Dennie S. Tarkenton

MORTGAGE

Documentary Stamp are figured on
the amount financed: \$ 16,000.03

Vol 1578 pg 632

THIS MORTGAGE is made this 2nd day of August 1984 between the Mortgagor, J Michael Crawford and Rose Marie Crawford (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 Sixteen thousand and eight and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 August 20, 1991

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 in the County of Greenville, State of South Carolina being known and designated as Lot No. 46 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49.

This conveyance is made subject to all recorded easements, rights of way and set back lines and also, subject to recorded restrictions in said R.M.C. Office in Deed Book 779 at page 767.

This is the same property conveyed by deed of Oak Inc. unto J Michael Crawford and Rose Marie Crawford, dated June 3, 1976, recorded June 4, 1976 in volume 1037 at page 418 of the R.M.C. Office for Greenville County, Greenville, S.C.

which has the address of Rt. 14, Pinewood Drive Greenville S.C. 29607 (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.

\$ 16,000.03

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