



MORTGAGE

VOL 1666 PAGE 474

Documentary Stamps are figured on the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 3 day of May 1984 between the Mortgagor, C. Tim Crane and Cyndi Ann Crane (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Nineteen Thousand, One Hundred and Sixty-seven Dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 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 May 1, 1994

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 the buildings and improvements thereon situate, lying and being on the North side of Ashley Avenue in the City of Greenville, County of Greenville, State of South Carolina, shown as a portion of Black "F", on plat of Buist Circle, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "C" at Page 10, and having according to a recent survey made by Dalton & Neves, Engineers, June, 1947 the following metes and bounds, to-wit:

BEGINNING at an iron pin at the North east intersection of Ashley Avenue (formerly Harrison Street) and a 15-foot alley, which inoron pin is 225 feet east of the North east intersection of Ashley Avenue and Townes Street and running thence along the East side of said 15-foot alley, N. 11-45 E. 130 feet to an iron pin; thence S. 78-15 E. 50 feet to an iron pin; thence S. 12-25 W. 140 feet to an iron pin in line of Ashley Avenue; thence along the north side of Ashley Avenue, N. 66-30 W. 49 feet to an iron pin, the point of beginning.

This being the same property conveyed to Eugenia Annette Rankin by Deed of Elizabeth I Freeman recorded in the RMC Office for Greenville County, S.C. on February 19, 1955, recorded in Deed Book 518, at Page 481. The Eugenia Annette Rankin died testate and devised the above property to the Grantor herein. Reference hereby made to the Probate Court File for Greenville County, South Carolina in the Probate Court, Apt. 1472, File 4.

This conveyance is made subject to any restrictions zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.

This is that same property conveyed by deed of Thelma Rankin Bost as Executrix to C. Tim and Cyndi M. Crane (A/K/A Cynthia M. Crane), dated November 23, 1977 and recorded November 23, 1977, in Volume 1069, at Page 28 in the RMC Office for Greenville County.

which has the address of 26 Ashley Avenue, Greenville, S.C. 29609 (City) (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 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.

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