

FILED
GREENVILLE CO. S.C.
DEC 12 3 09 PM '78

MORTGAGE

BOOK 1452 PAGE 680

THIS MORTGAGE is made this 12th day of December 1978, between the Mortgagor, Charles R. Crain and J. B. McCall, Jr. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

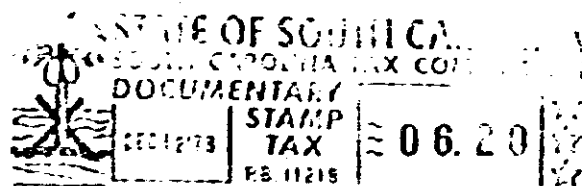
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Five Hundred and No/100 (\$15,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1999

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 all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Drayton Avenue, near the City of Greenville, being a portion of Lot 2 as shown on plat of F. W. Poe Manufacturing Co., made by the McPherson Co., March 1, 1948, recorded in the RMC Office for Greenville County in Plat Book W, Page 45, and having, according to a survey made by Pickell & Pickell on November 11, 1957, the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Drayton Avenue at the corner of lot now or formerly of A. W. Suddeth and running thence with the line of said property S 3-00 W 78.6 feet to a stake; thence N 86-39 W 34.2 feet to a stake; thence N 3-28 E 78.6 feet to a stake on Drayton Avenue; thence with the southern side of said Avenue S 86-39 E 33.67 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of the mortgagee, to be executed and recorded of even date herewith.



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which has the address of 23 Drayton Avenue, Greenville, South Carolina (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.

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