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GR... S. C.

OCT 13 10 13 AM '80

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MORTGAGE

THIS MORTGAGE is made this 10 day of October, 1980 between the Mortgagor, Roger H. Crenshaw and Kathleen R. Crenshaw, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of thirty thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 2010.....;

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 lot of land in the town of Simpsonville, county of Greenville, state of South Carolina, and shown on plat made by Freeland & Associates, October 10, 1980 recorded in plat book 8-G page 67 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Georgia Road, 212 feet more or less from Jones Avenue; thence S. 53-00 E. 172.0 feet to an iron pin; thence turning S. 43-45 W. 85 feet to an iron pin; thence N. 53-00 W. 172 feet to an iron pin on the southeast side of Georgia Road; thence with the southeast side of Georgia Road N. 43-45 E. 85 feet to the point of beginning.

This is the same property conveyed to mortgagors by Ted W. Hudson, individually and as Executor of the Estate of Dora C. Hudson, deceased, by deed of even date herewith, to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
TAX
\$ 12.00
10/13/80

which has the address of 305 Georgia Road, Simpsonville,
(Street) (City)

S. C. (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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