

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1531 871
**MORTGAGE TO SECURE FUTURE ADVANCES
&
OBLIGATIONS**

THIS MORTGAGE is made this 5th day of February 1981, between the Mortgagor, JAMES M. CRAIN and MARY C. CRAIN, Bank of Greer, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 708 Greer, S. C. 29651 (herein "Lender").

WHEREAS, Borrower desires to facilitate future financing through Lender by executing this Master Mortgage to secure future advances which shall be evidenced by Notes executed at the time of such advances; and the terms of such future advances shall be negotiated at the time of such advances, but the total principal balance of all obligations or advances secured hereby shall not exceed the sum of ONE HUNDRED, TWENTY-FIVE THOUSAND AND NO/100ths (\$ 125,000.00).

TO SECURE to lender the repayment of the indebtedness secured hereby and the performance by Borrower of all covenants herein contained, the Borrower does hereby mortgage, grant and convey unto Lender and Lenders Successors and Assigns, the following described property:

ALL that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, fronting on the northwesterly side of U. S. Highway 29 approximately 65 feet and containing approximately six (6) acres and consisting of the greater portion of the property depicted on a plat entitled, "Property of S. J. Rimer", recorded in Plat Book Q at page 93 and being more specifically described in a deed recorded in Deed Book 818 at page 401.

THIS is the identical property conveyed to the Mortgagors by deed of George S. Sijon, et al, recorded on April 27, 1967 in Deed Book 818 at page 401.

ALSO, all that lot of land in said State and County adjoining the first described tract on its southwesterly side being triangular in shape and containing approximately 4.5 acres and being more specifically described in a deed recorded in Deed Book 828 at page 32.

THIS is the identical property conveyed to the Mortgagors by deed of Waites T. Edwards, et al, recorded on September 7, 1967 in Deed Book 828 at page 32.

The two tracts described above are combined on the Greenville County Block Book Maps as Lot 4.8, Block 1 on Sheet T 2.

THIS mortgage is second and junior in lien to a mortgage held by Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1234 at page 120, having a current balance of \$ 27,290.15.

which has the address of 3223 Wade Hampton Blvd, Taylors, S. C. 29687 (herein "Property Address").

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and interests in oil and gas rights and profits, water, water rights, and water stock and all fixtures on or heretofore 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 fee hold 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 exceptions or encumbrances listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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