



MORTGAGE

BOOK 1577 PAGE 787

THIS MORTGAGE is made this 29th day of July 1982, between the Mortgagor, Jannie E. Crocker

(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 Seventeen thousand, five hundred, forty-six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8/15/92

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 or parcel of land situate, lying and being in Greenville Township, County of Greenville, State of South Carolina, near the City of Greenville, known and desingated as lot No. 44, in Block "E" of the subdivision known as Augusta Court, as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F", page 124, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwen side of Augusta Court, joint corner of Lots Nos. 44 and 45; thence with the joint line of said lots S. 39.33 E. 175 feet to an iron pin on a 30 ft. street; thence with said street S. 47-10 W. 60 feet to an iron pin, joint corner of Lots Nos. 43 and 44; thence with the joint line of said lots N. 39.33 W. 175 feet to an iron pin on Augusta Court, thence with Augusta Court N. 47-10 E. 60 feet to the point of beginning.

This is that same property conveyed by deed of Melville C. Westervelt as Trustee to Perry A. Crocker and Jonnie P. Crocker, dated 7/31/41, recorded 8/11/41, in Deed Book 101, at Page 21, in the R.M.C. Office for Greenville County, South Carolina.

One-half interest conveyed by will of the Estate of Perry A. Crocker to Jannie E. Crocker, date of death 2/2/80, Recorded in Apt. 1593, File No. 21, in the R.M.C. Office for Greenville County, SC.

which has the address of 144 Augusta Ct. Greenville SC 29605 (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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A.C.C.I.

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