



Documentary Stamps are figured on the amount financed: \$ 8559.44

BOOK 1582 PAGE 279

MORTGAGE

THIS MORTGAGE is made this 7TH day of SEPTEMBER 1982 between the Mortgagor, RONNIE O. CROWE AND JUDY B. CROWE (herein "Borrower"), and the Mortgagee, AMERICAN 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 ELEVEN THOUSAND EIGHTY-FOUR AND 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/7/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 1, 1985.

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 western side of Brittany Drive, being shown as Lot 140 on plat of Botany Woods, Sector III, recorded in Plat Book RR, at Page 37 and having, according to said plat, the following metes and bounds.

BEGINNING at an iron pin on the western side of Brittany Drive, front corner of lot 139 and running thence with said lot, N.85-53 W. 159.4 feet to iron pin in line of Lot 138; thence with line of said lot, S. 4-48 E. 37.3 feet to iron pin; thence S. 11-58 E. 87.6 feet to iron pin; thence N. 88-05 E. 143.7 feet to iron pin on the western side of Brittany Drive; thence with the western side of said drive, N. 2-33 W. 128.5 feet to the beginning corner.

This is that same property conveyed by deed of Thomas G. Hawley to Ronnie O. and Judith B. Crowe, dated July 28, 1978, recorded July 28, 1978 in Volume 1084, Page 129, in the R.M.C. Office of Greenville County, SC.

which has the address of 5 BRITTANY DRIVE, GREENVILLE (Street) (City) SC 29615 (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 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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