

OFFICE OF THE REGISTER OF DEEDS
SOUTH CAROLINA
5:14 PM '82
GREENVILLE

BOOK 1589 PAGE 500

MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1982, between the Mortgagor, Sarah G. Crumpton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

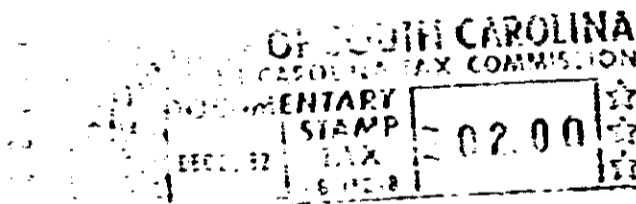
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand and no/100 (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1988;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 160 on Plat of Berea Forest, Section 2, recorded in Plat Book 4-N at Pages 76 and 77, and having such courses and distances as will appear by reference to said plat.

This being the same property conveyed to the Mortgagor by deed of J.H.J. Corporation dated April 11, 1979 and recorded in the R.M.C. Office for Greenville County on April 16, 1979 in Deed Book 1100 at Page 565; thereafter on June 9, 1982, Sarah G. Crumpton deeded a one-half interest in the property to John W. Crumpton, Jr. which deed was recorded on June 22, 1982, in Deed Book 1169 Page 59, in the R.M.C. Office for Greenville County. On December 14, 1982, John W. Crumpton, Jr. conveyed his one-half (1/2) interest in the subject property to Sarah G. Crumpton, which deed was recorded on December 15, 1982, in Deed Book 1179 at Page 240 in the R.M.C. Office for Greenville County.

This lien is second and junior in priority to that certain mortgage given by Sarah G. Crumpton to First Federal Savings & Loan Association dated April 11, 1979, and recorded in R.E.M. Book 1463 at Page 208 in the original amount of \$40,500.00.



which has the address of 36 Riverwood Circle, Greenville, South Carolina 29611 (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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4328-RV-27