



SECOND

BOOK 1597 PAGE 541

Documentary Stamps are figured on the amount financed: \$ 2,846.41

# MORTGAGE

THIS MORTGAGE is made this 4th day of January 1983 between the Mortgagor, Thomas C. Crawford and Paula R. Crawford

(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 Three thousand six hundred eighty seven and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4th (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1986

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 lot of land situate on the northerly side of Fredericksburg Drive in the County of Greenville, State of South Carolina, being shown as Lot 136 on a plat of Powderhorn Subdivision, Section Three, revised October 13, 1981, prepared by C. O. Riddle Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 8P at page 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Fredericksburg Drive at the joint front corner of Lot 136 and Lot 137, running thence with the common line of Lot 136 and Lot 137 N. 28-21 W. 133.5 feet to an iron pin at the joint rear corner of Lot 136 and 137, running thence along the rear line of Lot 136 N 67-58-30 E 97 feet to an iron pin at the joint rear corner of Lot 136 and Lot 135, running thence with the common line of Lot 136 and Lot 135 S. 18-51 E. 133.6 feet to an iron pin on Fredericksburg Drive S. 70-04 W. 65 feet to an iron pin, thence S. 58-26 W. 10 feet to the point of beginning.

This is the same property conveyed in a deed from American Service Copr. in deed recorded at the RMC Office for Greenville County dated July 2, 1982.

This is the same property conveyed in a deed from American Service Corp. in deed dated July 2, 1982, recorded July 2, 1982 in deed Book 1169 page 647. (Deeded to Thomas C. Crawford and Paula R. Crawford.) Greenville County

which has the address of 205 Fredricksburg Drive Simpsonville, S.C. 29681 (Street) (City) (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.

0541

4328-RV-21