

GREENVILLE  
JUN 28 1983  
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# MORTGAGE

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THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, BENJAMIN M. CRABTREE and ELIZABETH H. CRABTREE (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").

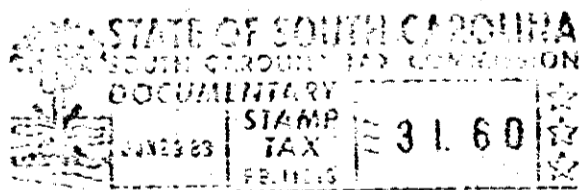
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Nine Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

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, together with buildings and improvements thereon, situate, lying and being on the northwestern side of Wembley Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 269 on plat of Gower Estates (Section B), recorded in the R.M.C. Office of Greenville County in Plat Book XX on pages 36 and 37, and having, according to said plat and according to a more recent plat dated June 9, 1983 by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wembley Road at the joint front corner of Lots 268 and 269 as shown on the above referenced plat and running thence with the joint line of said lots, N. 44-28 W. 157.36 feet to an iron pin; thence N. 46-58 E. 105.01 feet to an iron pin at the joint rear corner of Lots 269 and 270; thence with the joint line of those lots, S. 45-43 E. 154.44 feet to an iron pin on the northwestern side of Wembley Road thence with Wembley Road, S. 41-29 W. 3.59 feet to an iron pin; thence continuing with Wembley Road, S. 45-29 W. 104.79 feet to an iron pin at the point of beginning.

The above described property is the same property conveyed to the Mortgagors herein by Deed of N. J. Runnion and Bettie K. Runnion, to be recorded herewith.



which has the address of 530 Wembley Road, Greenville, S.C. 29607 (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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