GREENVILLE CO. S. C.

MORTGAGE

THIS MORTGAGE is made this THIS MORTGACE is made this 12th day of May , 19 77 , between the Morgagor 1235 Tommy M. Cromer and Marian M. Cromer, (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ------NINETEEN THOUSAND SEVEN HUNDRED AND NO/100 (\$19,700.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002 :

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 piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, on the southeast side of Old Greenville-Spartanburg Road, near Pleasant Grove Baptist Church, about two miles from the City of Green, being Lot No. 28 on plat of J. M. Mattox Estate, made by H. S. Brockman, Surveyor, dated November 6, 1952, and amended February 25, 1956, recorded in Plat Book II, page 127, Greenville County R.M.C. Office, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on said road, corner of Lots 26 and 28, and running thence S. 48-40 W. 100 feet to an iron pin, corner of Lot No. 30; thence S. 41-20 E. 200 feet to an iron pin, rear corner of Lot No. 29; thence along said lot N. 48-40 E. 100 feet to the corner of Lot No. 26; thence along line of Lot No. 26, N. 41-20 W. 200 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed of Thomas Ray Jordan and Sara Diane Jordan dated May 12, 1977, to be recorded herewith.

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> Route 4, Suber Road, Greer, which has the address of

(Street)

(City)

South Carolina 29651

(State and Zip Code)

(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.

SOUTH CAROLINA—I to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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