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DONNIE S. ARSLEY  
R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 28th day of July 1983, between the Mortgagor, James Lee Crowe and Marilisa Gill (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 28 July 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 1 August 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 piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Cammer Avenue, being shown as Lot No. 31 on plat of Property of G. F. Cammer, made by R. E. Dalton, February, 1923, as revised July, 1935, reference to said plat being hereby cravel for a more particular description.

The within is the identical property heretofore conveyed to the mortgagors by deed of Cecil D. Buchanan and Leslie A. Tripp, dated 28 July 1983, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 203 State Park Road, Travelers Rest, S. C. 29690.

SOUTH CAROLINA  
STATE  
TAX \$12.00

which has the address of \_\_\_\_\_ (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.

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