

FILED
GREENVILLE CO. S. C.

FEB 28 2 54 PM '79

DONNIE S. TANKERSLEY
R.M.C.

VOL 1458 PAGE 518

MORTGAGE

THIS MORTGAGE is made this 27th day of February,
19 79, between the Mortgagor, JAMES T. CRAIG, JR. AND JEAN T. CRAIG
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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").

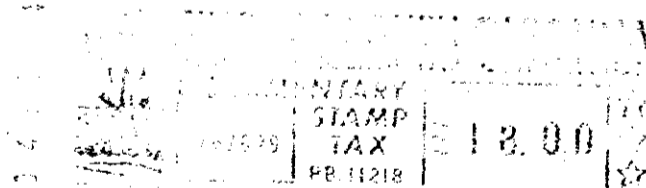
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND
AND 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated February 27, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1,
2004.....;

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 situate, lying and being
in the State and County aforesaid, shown and designated as Lot #41
on plat of KNOLLWOOD HEIGHTS, Section 5, recorded in Plat Book 4R at
page 91 in the RMC Office for Greenville County, and a more recent plat
of Property of James T. Craig and Jean T. Craig, dated February 22, 1979,
prepared by Freeland & Associates, recorded in plat book 6-13 at page 12,
and having, according to the more recent plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Gail Drive, joint front
corner of lots 42 and 41 and running thence S. 00-04-58 W., 205.0 feet to
an iron pin; thence turning and running along the rear line of Lot 41, N.
88-53-37 W., 123.33 feet to an iron pin; thence running along the common
line of Lots 41 and 40, N. 7-57-00 E., 207.14 feet to an iron pin on Gail
Drive; thence with said Drive, S. 88-28-32 E., 94.99 feet to an iron pin,
being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of
George O'Shields Builders, Inc., to be recorded of even date herewith.



which has the address of Gail Drive, Mauldin,
(Street) (City)
S.C. 29662
(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 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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