

APR 16 2 15 PM '79

MORTGAGE

JOHNNIE S. TANKERSLEY

R.M. THIS MORTGAGE is made this 16th day of April 1979 between the Mortgagor, Junior P. Crawford and Mildred Crawford (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

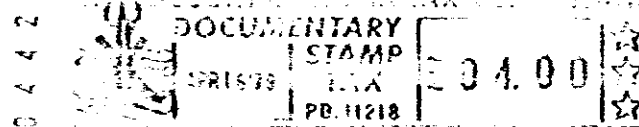
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1989

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 tract or parcel or land situated, lying and being in Fairview Township, Greenville County, State of South Carolina, and being a portion of the property of R. T. Williams, and having the following metes and bounds, to-wit: Beginning at a point in the center of Log Shoals Road (sometimes called McCalls Road) at the joint corner of the property of Smyrna Baptist Church, and running thence with the line of that property in a northern direction 300 feet, more or less, to a point; thence S. 66-45 E. 150 feet, more or less, to a point; thence in a southern direction 300 feet, more or less, to the center of said road; thence with the center of said road as the line 150 feet, more or less, in a Western direction to the point of beginning, according to plat prepared for R. T. Williams by J. C. Hill, L. S., August 22, 1958, recorded in Plat Book RRR, Page 163, and made a part hereof by reference thereto.

This is the same property conveyed to the mortgagors herein by Finance America Credit Corporation, formerly G. A. C. Trans-World Acceptance Corporation, by deed dated November 8, 1977, and recorded in Deed Book 1071, Page 958.

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which has the address of Route 3, McCall Road, Simpsonville, S. C. 29681 (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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