

FILED  
CO. S. C.  
**MORTGAGE**

BOOK 1531 PAGE 785

THIS MORTGAGE is made this 4th day of February 1981, between the Mortgagor, C. Tim Crane and Cyndi M. Crane (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 U.S. \$ 3,200.00 which indebtedness is evidenced by Borrower's note dated February 4, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 1, 1985

TO SECURE to Lender 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, 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 with the building and improvements thereon situate, lying and being on the North side of Ashley Avenue in the City of Greenville, County of Greenville, State of South Carolina, shown as a portion of Block "F", on plat of Buist Circle, recorded in the RMC Office for Greenville County, S.C. in Plat Book "C" at Page 10, and having according to a recent survey made by Dalton & Neves, Engineers, June, 1947 the following metes and bounds, to-wit:

BEGINNING at an iron pin at the North east intersection of Ashley Avenue (formerly Harrison Street) and a 15 foot alley, which iron pin is 225 feet east of the North east intersection of Ashley Avenue and Townes Street and running thence along the East side of said 15-foot alley, N. 11-45 W. 130 feet to an iron pin; thence S. 78-15 E. 50 feet to an iron pin; thence S. 12-25 W. 140 feet to an iron pin in line of Ashley Avenue; thence along the north side of Ashley Avenue, N. 66-30 W. 49 feet to an iron pin, the point of beginning.

This Mortgage is junior in lien to that Mortgage given by South Carolina Federal Savings and Loan recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1416 at Page 758 on November 23, 1977. This is the same property conveyed to the mortgagors by deed of Thelma Rankin Bost recorded on November 23, 1977 in Deed Book 1069 Page 28.

which has the address of 26 Ashley Avenue Greenville South Carolina 29609 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments including condominium and

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