

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 7081.84

THIS MORTGAGE is made this 17th day of February 1983 between the Mortgagor, Leroy J. Crowley and Shelby B. Crowley (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Twenty-one and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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 March 1, 1988.

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 parcel or lot of land situated on the North side of West Poinsett Street (formerly U. S. Highway No. 29) in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 40 of the W. H. Brockman Estate, according to survey and plat by Dalton & Neves, dated June, 1926, recorded in Plat Book "H", Page 132, in the RMC Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of West Poinsett Street, corner of Lots No. 39 and 40, and running thence along line of same, N. 12-00 E. 175 feet to an iron pin; thence N. 78-00 W. 65 feet to an iron pin, corner of Lot No. 41; thence along the line of Lot No. 41, S. 12-00 W. 175 feet to an iron pin on North side of West Poinsett Street; thence along said street, S. 78-00 E. 65 feet to the beginning corner.

ALSO, all that right and easement to and for the use of the driveway as reserved in a certain deed of conveyance from R. A. Dobson and I. B. Dobson to W. R. Houseman, dated July 1, 1942, recorded in Deed Book 247, Page 256, RMC Office for said County, in that portion of Lot No. 39 adjoining that above described, extending from West Poinsett Street, with a uniform width of six feet with the depth expressed in the said Deed.

This is the same property conveyed by deed of Leroy J. Crowley and Shelby B. Crowley, by deed dated November 10, 1982 and recorded November 11, 1982 in the RMC Office for Greenville County in Volume 1177 Page 111. Grantor James Ernest Crowley

which has the address of West Poinsett Street Greer, SC 29651 (City)
[Street] [City]
[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.

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