

FILED
GREENVILLE CO. S. C.

BOOK 1445 PAGE 799

SEP 23 4 20 PM '78

CLERK S. TAYLOR DRSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, William P. Frazier and Jane J. Frazier, (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").

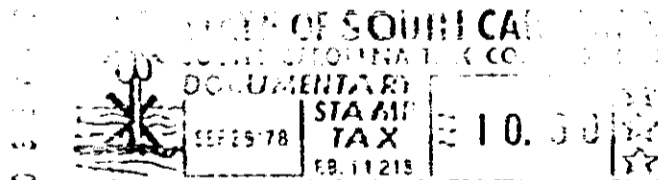
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near the city of Greenville being known and designated as Lot No. 5 of a subdivision known as Timberlake, Section III, according to plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book EE, at page 4, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the northeastern side of Sedgefield Drive, joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots N. 62-47 E. 225.3 feet to a point at the joint rear corner of Lots Nos. 4 and 5; running thence N. 45-05 W. 140 feet to a point at the joint rear corner of Lots Nos. 5 and 6; running thence with the joint line of said lots S. 52-38 W. 189.4 feet to a point on the northeastern side of Sedgefield Drive, joint front corner of Lots Nos. 5 and 6; running thence with the northeastern side of Sedgefield Drive S. 29-27 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of C. Hoyt Brown, Jr., of even date, to be recorded herewith.



which has the address of 8 Sedgefield Drive, Greenville, (City)
South Carolina (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 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.

GCTO -----2 SE29 78 258

3-SOCI

4328 RV-2