

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1404 PAGE 815

APR 30 3 33 PM 1979
DONNIE S. STARKERSLEY
R.M.C.
This MORTGAGE is made this 30th day of April between the Mortgagor, Harry M. Fry, (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 500 East Washington Street, Greenville, South Carolina 29601 (herein "Lender").

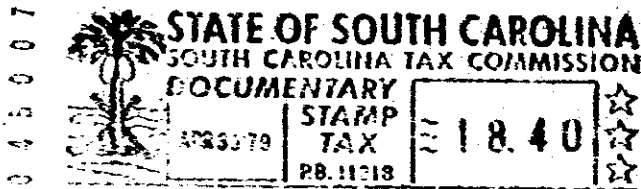
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand and No./100. (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

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:

being known and designated as Lot No. 34 of a subdivision known as Stratford Forest according to a plat thereof prepared by Piedmont Engineering Service, February 25, 1957, and recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Dundee Lane, joint front corner of Lots 34 and 35, and running thence with the joint line of said lots, S. 85-00 W., 307.4 feet to an iron pin, joint rear corner of Lots 34 and 35; thence with the rear line of Lot 34, S. 13-22 E., 179.8 feet to an iron pin at the joint rear corner of Lots 33 and 34; thence with the joint line of said lots, N. 81-03 E., 340.3 feet to an iron pin on the western side of Dundee Lane; thence with the western side of Dundee Lane, N. 25-46 W., 164.1 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of E. Frank Gaynor dated April 30, 1979 and recorded herewith.



which has the address of #16 Dundee Lane, Route 7, 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, 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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