

GREENVILLE CO. S. C.
FILED
JUN 28 11 07 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 28th day of June 1979 between the Mortgagor, Larry A. Friddle and Orlanda J. Friddle (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand Six Hundred (\$57,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 June 1, 2009.

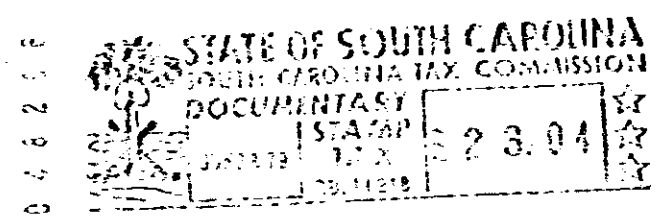
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, being shown and designated as Lot No. 295 of Sector VI on plat of BOTANY WOODS recorded in the RMC Office for Greenville County in Plat Book YY, Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Botany Road at the joint front corner of Lots 295 and 296 and running thence with the line of Lot 296, S. 54-57 E. 186.7 feet to an iron pin on a drainage easement; thence with said drainage easement, S. 34-53 W. 140 feet to an iron pin at the rear corner of Lots 294; thence with the line of said lot, N. 54-57 W. 189.2 feet to an iron pin on Botany Road; thence with the southeastern side of Botany Road, N. 35-55 E. 140 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Peggy Ann Denny, to be executed and recorded of even date herewith.

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which has the address of 808 Botany Road, Greenville, S. C. (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 seized 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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