MORTGAGE

v. 1474 m. 99

BONNE OF HIS THIS MORTGAGE is made this

16th day of July

between the Montgager, Lloyd J. Fritzmeier and Sandra M. Fritzmeier

Therein 'Barrower', and the Mortgagee, GREER FEDERAL

City

SAWINGS 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 Seventy thousand two hundred and 00/100 (\$70,200.00)----------Dollars, which indebtedness is evidenced by Borrower's note dated. July 16, 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 January 1, 2009.

To Secure to Lender (a) the repayment of the indebtodness 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 Bottower by Lender pursuant to paragraph 21 hereof (herein "Future Advances". Borrower dies 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 33 on a plat of River Downs made by Piedmont Engineers, Architects & Planners, dated July 17, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4-R at page 75, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Shetland Way, joint front corner of Lots 33 and 34 and running thence with the common line of said lots N. 42-00 E. 270.00 feet to an iron pin, joint rear corner of said lots; thence S. 57-04 E. 116.23 feet to an iron pin, joint rear corner of Lots 32 and 33; thence with the common line of said lots S. 43-00 W. 285.00 feet to an iron pin on the southeastern side of Shetland Way, joint front corner of Lots 32 and 33; thence running along the southeastern side of Shetland Way N. 42-09 W. 10.0 feet to an iron pin; thence continuing along said way N. 50-30 W. 160.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from George F. Gibbons, Jr. and Ann C. Gibbons dated June 29, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1105 at page 941.

The mortgagee's address is: 107 Church Street, Greer, South Carolina 29651

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which has the address of

Shetland Way, Greer,

Street

⊊South Carolina 29651

(herein 'Property Address'):

State and Zip Crde) ö

To Have and to Hord unto Lender and Lender's successors and assigns, forever, together with all the improve 3 ments 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 Oproperty, 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 for 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 tale insurance policy insuring Lender's interest in the Property.

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