

MAR 27 1 25 PM '79
SOUTH CAROLINA
GREENVILLE

VL 1418 AND 304

MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1979, between the Mortgagor, George E. Fridal and Carolyn D. Fridal (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Six Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 September 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Bent Twig Drive and being known and designated as Lot No. 10 on plat of MAP OF BILTMORE recorded in the RMC Office for Greenville County in Plat Book Y at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bent Twig Drive, joint front corner of Lots 10 and 11 and running thence N.75-14 W. 150 feet to an iron pin; running thence N.14-46 E. 75.0 feet to an iron pin; running thence S.75-14 E. 150 feet to an iron pin on the western side of Bent Twig Drive; running thence with the western side of Bent Twig Drive, S.14-46 W. 75 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from James M. Coulter and Geraldine S. Coulter recorded in the RMC Office for Greenville County on August 27, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 937, Greenville, South Carolina 29602.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
ON 10/12/79
BY CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA

GCTD
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which has the address of 9 Bent Twig Drive, Greenville (Street) (City)
South Carolina 29609 (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 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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