

Mortgagee's Address:
PO Dr. 408, Gvl SC 29602

BOOK 1500 PAGE 734

27337 DRM JPT

IAN M. FRASER, et al

542-1-1-8

MORTGAGE

THIS MORTGAGE is made this 15th day of April,
19 80, between the Mortgagor, IAN M. FRASER and ANN FRASER

(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 EIGHTY-EIGHT THOUSAND AND NO/100 (\$88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2010.....;

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 lot of land situate on the southeastern side of Holly Park Lane being shown as the major portion of Lot 117 and part Lot 116 on a plat of Holly Tree Plantation, Phase II, Section III-B, recorded in Plat Book 6-H at page 41 in the RMC Office for Greenville County and also being shown on a plat of the Property of Ian M. Fraser and Ann Fraser dated April 8, 1980, prepared by Freeland & Associates, Surveyors, recorded in Plat Book 7-Z at page 9 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Holly Park Lane at the joint front corner of Lot 116 and Lot 117 and running thence with a new line through Lot 116 S 20-53 E 184.21 feet to an iron pin; thence S 40-22 W 150 feet to an iron pin; thence N 47-00 W 160 feet to an iron pin; thence N 4-52 W 60 feet to an iron pin; thence with the new line through Lot 117 N 52-29 E 100.32 feet to an iron pin; thence N 19-52 E 93.6 feet to an iron pin on Holly Park Lane; thence with said lane S 39-04 E 30 feet to an iron pin; thence still with said lane S 70-05 E 25 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin Enterprises, Inc., to be recorded herewith.

which has the address of (Lot 117) Holly Park Lane, Simpsonville,
S. C. 29681
(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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