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MORTGAGE

BOOK 1503 PAGE 652

THIS MORTGAGE is made this 20th day of May, 1980, between the Mortgagor, Elizabeth Ann H. Friddle (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of S. C. whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand and No/100ths (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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 1st, 2005.

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, with all improvements thereon or hereafter to be constructed, situate, lying and being on the southern side of Provo Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 58 as shown on a plat of Western Hills, Sections 1 and 2, prepared by Jones & Sutherland, dated August, 1959, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Pages 98 and 99, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Provo Drive at the joint front corner of Lots No. 57 and 58, and running thence with the line of Lot No. 57 S. 0-20 W. 178 feet to an iron pin; thence with the line of property now or formerly of Farr N. 72-02 E. 89.3 feet to an iron pin; thence with the rear line of Lot No. 67 N. 54-52 E. 68.2 feet to an iron pin at the joint rear corner of Lots No. 58 and 59; thence with the line of Lot No. 59 N. 15-45 W. 160 feet to an iron pin on the Southern side of Provo Drive; thence with the southern side of Provo Drive S. 74-15 W. 60 feet to an iron pin; thence with the curve of Provo Drive, the chord of which is S. 56-12 W. 47.3 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the mortgagor herein by deed of James A. Friddle, Jr. executed December 1, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1070 at Page 260; and also by deed of James A. Friddle, Jr., executed May 20, 1980 and recorded in Deed Book 1126 at Page 236 on May 22, 1980.

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INDEXED
DOCUMENTARY
MAY 22 1980
R.M.C.

which has the address of No. 9 Provo Drive, Western Hills S/D, Greenville, (Street) (City)
S. C. 29609 (herein "Property Address"); (State and Zip Code)

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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