

RECORDED
MAY 28 PM '81

MORTGAGE S.C.
MAY 29 AM '81

THIS MORTGAGE is made this 29th MAY day of MAY 19.81., between the Mortgagor, Gregory Milton Fryer and Teresa Gray Fryer (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand and No/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1981 (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, 2011

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, and being known and designated as Lot Number 83, Powderhorn Subdivision, Section 2, according to a plat prepared of said subdivision by C. O. Riddle, September 20, 1977, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 49, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on edge of Yorktown Drive, joint front corner with Lot 84 and running thence with the common line with said lot, S. 29-19 W. 134 feet to an iron pin; thence, N. 45-00 W. 7 feet to an iron pin; thence, N. 60-00 W. 103 feet to an iron pin, joint rear corner with Lot 82; thence running with the common line with Lot 82, N. 44-25 E. 145.32 feet to an iron pin on the edge of Yorktown Drive, thence running with the edge of said drive, S. 49-02 E. 2.9 feet to an iron pin on the edge of said drive; thence continuing with edge of said drive, S. 64-19 E. 20 feet to an iron pin on the edge of said drive, the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Phillip R. Smith and Rosellen R. Smith of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

which has the address of 104 Yorktown Drive Simpsonville
[Street] [City]
South Carolina 29681 (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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