

FILED
CO. S. C.
SEP 8 2 37 PM '81
ANNIE BANKERSLEY

MORTGAGE

BOOK 1552 PAGE 95

THIS MORTGAGE is made this 4th day of September, 1981, between the Mortgagor, BARBARA FRUSHOUR MARTIN

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand eight hundred ten dollars and 16/100 (12,810.16) dollars, which indebtedness is evidenced by Borrower's note dated September 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 9/15/86

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 buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, and being on the northwest side of East Perry Road, having the following metes and bounds, to-wit:

BEGINNING at the corner of Paul Miller's lot near the northeastern corner of the garage and running N. 43-15 E., 85 feet to an iron pin; thence running S. 40-20 E., 118.6 feet to an iron pin on the right-of-way for a street; thence turning and running S. 44-45 W., 110 feet to an iron pin at the corner of Paul Miller's lot and Smith's Esso Station's lot; thence N. 33-06 W., 118.4 feet to the point of beginning. This lot is 150 feet from the right-of-way line of the New Buncome Road.

This is the same property conveyed to the above named mortgagor by deed of Motor Contract Company of Greenville, Inc., recorded in the RMC Office for Greenville County in Deed Book 964, at page 586 on January 12, 1973.

Barbara Frushour and Barbara Frushour Martin are one in the same as can be seen by reference to the Probate Court's records for Greenville County, Marriage License #2445, dated August 17, 1973.

which has the address of 1109 East Perry Road Greenville
[Street] [City]
South Carolina (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 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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