

FILED
GREENVILLE S.C.
JUN 3 3 54 PM '83
DONNIE C. WINSLEY
R.M.C.

BOOK 1610 PAGE 21

MORTGAGE

THIS MORTGAGE is made this third day of June, 1983, between the Mortgagor, Jack L. Frasher

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1983 (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 15, 1990

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 piece, parcel or tract of land lying and being situate in the southeast corner of the intersection of Keith Drive with Century Drive in the City of Greenville, County of Greenville, State of South Carolina, containing .6 acre, more or less, according to plat of Century Plaza, prepared by C.O. Riddle, R.L.S., dated Januray 13, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Keith Drive with Century Drive, and running along the right of way of said Century Drive in a northeasterly direction 372 feet, more or less, to an iron pin; thence further along said right of way in a southeasterly direction 51 feet, more or less, to an iron pin on the north right of way of U. S. Highway I-385; thence along said right of way S. 38-39 W. 58.1 feet to an iron pin; thence further along said right of way S. 41-19 W. 152.8 feet to an iron pin; thence further along said right of way S. 76-14 W. 175.2 feet to an iron pin on the east right of way of Keith Drive; thence along said right of way N. 45-12 W. 40 feet, more of less, to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Howard K. McIntyre, Charles A. Gibson, Wm. Byrd Traxler and E. Mitchell Arnold as recorded in Deed Book 1165 at Page 792 in the RMC Office for Greenville County, S.C..

THIS IS A FIRST MORTGAGE.

ALSO ALL that piece, parcel or lot of land situate, lying and being on the Eastern side of Pine Forest Extension, in the City of Greenville County of Greenville, State of South Carolina, and known and designated as Lot No. 4 of a subdivision known as Pine View, plat of which is recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 84, and, according to said plat, has the following metes and bounds, to wit:

CONTINUED ON ATTACHED SHEET
which has the address of Century Drive, Greenville, South Carolina

(Street) (City)
..... (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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