

GREENVILLE
JUN 17 1 31 PM '83
DONNE

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1608 PAGE 115
BOOK 1812 PAGE 58

THIS MORTGAGE is made this 27th day of May, 1983, between the Mortgagors, John W. Friar, Jr. and Suzanne M. Friar, Husband and Wife, (herein "Borrower"), and the Mortgagee, Norwest Mortgage, Inc. f/k/a Banco Mortgage Company, Its Successors and Assigns, a corporation organized and existing under the laws of the State of Iowa, whose address is Norwest Mortgage, Inc. P.O. Box 780 Waterloo, IA 50704 (herein "Lender").

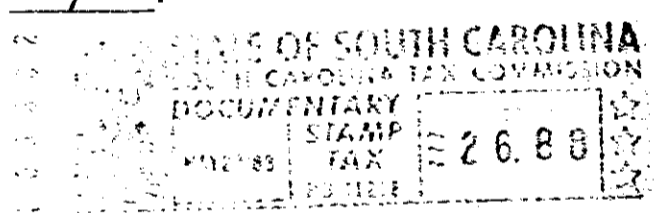
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Seven Thousand Two Hundred and 00/100s (67,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013.

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 in the County of Greenville, State of South Carolina on the northern side of Lancelot Drive, Being known and designated as Lot No. 76, as shown on plat of Camelot, sheet one, recorded in the RMC Office for Greenville County in Plat Book WW at Page 46, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lancelot Drive, joint front corner Lots 76 and 75 and running thence with the curve of said Lancelot Drive the following courses and distances S. 17-53 E., 35 feet, S. 34-59 E., 50 feet, S. 48-01 E., 50 feet, S. 62-50 E. 50 feet; S. 78-32 E., 55 feet and N. 88-09 E., 45 feet to an iron pin, joint corner Lots 76 and 77; thence with the common line of Lots 76 and 77, N. 4-54 W., 197.1 feet to an iron pin; thence with the common line of Lots 76 and 75, S. 74-13 W., 211.5 feet to an iron pin on the eastern side of Lancelot Drive, the point of beginning.

This being the same property conveyed to the Mortgagors by Equitable Relocation Management Corporation, formerly known as Employee Transfer Corporation on May 27, 1983, recorded in Deed Book 1159 at Page 4.



THE MORTGAGORS AGREE TO PAY A LATE PAYMENT SERVICE CHARGE NOT TO EXCEED 4 (FOUR) CENTS FOR EACH DOLLAR (1.00) FOR EACH PAYMENT MORE THAN 15 (FIFTEEN) DAYS IN ARREARS TO COVER THE EXTRA EXPENSE INVOLVED IN HANDLING DELINQUENT PAYMENTS.

THIS IS A PURCHASE MONEY MORTGAGE

which has the address of 305 Lancelot Drive, Simpsonville, SC 29681 (herein "Property Address");
[Street] [City] [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.

2 MY 27 83 459 4.00CI

0050

4328 W-3