

GREENVILLE
JUL 5 11 21 AM '83
DONOR R.M.C.

1014-175

MORTGAGE

287

THIS MORTGAGE is made this 6 day of July, 1983, between the Mortgagor, LARRY A. FRIDDLE (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 SEVENTY THOUSAND AND NO/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 January 3, 1984

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, on the southern side of Webb Road containing one (1) acre, more or less as shown on a plat entitled "Property of T. Walker Brashier" prepared by Clifford C. Jones dated July 12, 1977, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the appropriate center of Webb Road, approximately 284 feet from Congaree Road, and running thence S. 30-17 E. 373 feet to an iron pin; thence turning and running N. 23-30 E. 220 feet to an iron pin; thence turning and running N. 47-19 W. 269.23 feet to a point located in the center of Webb Road; thence turning and following the approximate center of Webb Road S. 45-29 W. 36.8 feet; thence turning and running S. 53-08 W. 50 feet, S. 59-10 W. 12.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of T. Walter Brashier dated September 2, 1977 and recorded in the RMC office for Greenville County in Deed Book 1064 at page 197.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
DOCUMENTARY
JUL-83
STAMP
TAX
20.00

which has the address of Webb Road, Greenville, S.C. (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.

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