



Documentary Stamps are figured on the amount financed: \$ 16,856.09

# MORTGAGE

BOOK 1529 PAGE 360

THIS MORTGAGE is made this 1st day of September 1983, between the Mortgagor, Barbara Frushour, (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 Thirty two thousand, Four hundred red thirty and 00/100 (32,430.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 in 120 installments;

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, in the Paris Mountain Township, on the Northwest side of East Perry Road, containing .25 acres, more or less, and being more particularly described as follows: BEGINNING at the corner of Paul Miller's lot near the northeastern corner of the garage and running thence, N 43-15 E. 85 feet to an iron pin; thence S 40-20 E 118.6 feet to an iron pin on the right of way for a street; thence 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 Buncombe Rd.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record and on the ground which may affect said lot.

This is the same property conveyed to the Grantor by deed recorded in Deed Book 810 at page 368 in the RMC office for Greenville County.

The Grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of Home Building & Loan Association, Easley, S.C., recorded in Mortgage Book 915 at page 346 in the RMC Office for Greenville County, having a present balance of \$4,790.55

This is the same property conveyed by deed of Motor Contract Co. of Greenville Inc. to Barbara Frushour, dated 6-9-82, recorded 7-1-82 in Volume 1574 at page 383 of the RMC Office for Greenville County, S.C.

which has the address of 1009 E. Perry Road, Greenville, S.C. (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 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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