

GREENVILLE  
OCT 16 10 25 AM '84  
SLESLEY

**MORTGAGE**

601-338886-7

THIS MORTGAGE is made this 26th day of September, 1984, between the Mortgagor, Samuel Dennis Fryer and Mozella S. Fryer, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand, Five Hundred, Seventy-one & 18/100--(6,571.18)----- Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Oct. 31, 1989 .....

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County aforesaid, being known and designated as Lot No. 15, Bird Court, as shown on a plat of Whipporwill Ellis, Section 2, prepared by R. B. Bruce, dated April 14, 1972, which plat is of record in the Office of the RMC for Greenville County in Plat Book 4-R at page 39, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of lots 15 and 20, and running thence with the joint line of said lots S. 1-22 W. 150' to the joint corner of lots 15 and 16; running thence with the joint line of lots 15 and 16, N. 88-24 W. 139.4 feet to an iron pin in the cul-de-sac of Bird Court; running thence around said cul-de-sac, the chord of which is N. 11-41 W. 46 feet; thence continuing with said cul-de-sac, the chord of which is N. 70-20 W. 44.4 feet to an iron pin, the joint corner of lots 14 and 15; running thence with the joint line of said lots N. 4-50 W. 91.3 feet to an iron pin; running thence S. 88-39 E. 201.5 feet to the point of beginning.

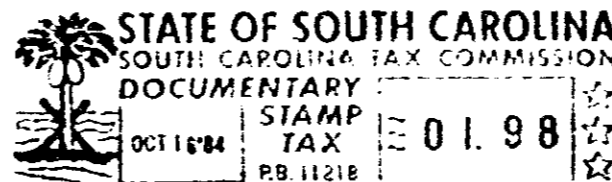
Being the same property conveyed to mortgagors by deed of Henry C. Harding Builders, Inc., dated July 17, 1973 and recorded in the RMC Office for Greenville County on July 20, 1973 in Deed Book 979 at Page 543.

This mortgage is junior in lien to the mortgage of Samuel Dennis Fryer and Mozella S. Fryer given in favor of Carolina Federal Savings and Loan Association of Greenville, South Carolina, dated July 17, 1973, and recorded in the RMC Office for Greenville County on July 20, 1973 in Book 1285 at Page 275.

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which has the address of 10 Bird Drive Taylors  
(Street) (City)  
South Carolina 29687 (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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