

JAN 5 10 47 PM '76

DOONIE S. TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this 2nd day of January, 1976, between the Mortgagor, Jerry T. Frazier and Sandra L. Frazier (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand Two Hundred and Fifty (\$44,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1976 (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 1, 2006;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County and State aforesaid, in Oneal Township, about three miles northwest of Greer, on the North side of Brookdell Drive, being shown as Lot No. 4 of BROOKDALE ESTATES as shown on a survey of same for B. Frank Bishop, dated August 6, 1973, by John A. Simmons, Surveyor, and recorded in Plat Book 4-X, page 77, R. M. C. Office for Greenville County.

This property is subject to protective covenants as shown in Deed Book 986 at page 97, R. M. C. Office for Greenville County.

This is the same property conveyed to the mortgagors herein by Mendel T. Hawkins, by deed to be recorded herewith.



which has the address of Brookdale Drive Greer (Street) (City) South Carolina 29651 (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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