

FILED
GREENVILLE S.C.
APR 8 3 49 PM '83
DONNIE S. BRIDGESLEY
R.M.C.

1601 332

MORTGAGE

THIS MORTGAGE is made this eight day of April 1983, between the Mortgagor, Jack L. Frasher, Jr. (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 Sixty-Three Thousand and No/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 May 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 piece, parcel or lot of land situate, lying and being on the Eastern side of Pine Forest Extension, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 4 of a Subdivision known as Pine View, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7X at Page 84, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Pine Forest Extension, at the joint front corner of Lots Nos. 4 and 5, and running thence with the joint line of said Lots N. 61-52 E. 193.2 feet to an iron pin at a creek; running thence with the center line of the creek as the line S. 50-34 E. 10 feet to an iron pin; running thence with the creek S. 44-31 E. 61.9 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 3; and running thence with the joint line of said Lots S. 61-32 W. 216.9 feet to an iron pin in the center line of Pine Forest Extension; running thence with the center of said Road N. 28-38 W. 25.5 feet to an iron pin; thence continuing with the center line of said Road N. 24-42 W. 44.5 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by Robert B. Vaughn by deed recorded June 30, 1981, in the R.M.C. Office for Greenville County in Deed Book 1150 at Page 860.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENT NO. 2520

which has the address of 339 Pine Forest Drive Extension Greenville
(Street) (City)
South Carolina 29601 (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.