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JAN 23 1981
R.M.C.
SPARTANBURG

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R.M.C.
SPARTANBURG, S.C.

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BOOK 1531 PAGE 577

Mortgagee's Address:
P. O. Box 97
Inman, S. C. 29349

MORTGAGE

THIS MORTGAGE is made this 27th day of January, 1981, between the Mortgagor, EVELYN H. FREY AND SAM E. FREY, JR. (herein "Borrower"), and the Mortgagee, BELL SERVICE CORPORATION, a corporation organized and existing under the laws of the United States of America, whose address is 24 South Main Street, Inman, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on.....

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 Spartanburg, State of South Carolina:

PARCEL NO. 1: All that piece, parcel, or lot of land in the State of South Carolina, County of Spartanburg, being shown and designated as the northern one-half (1/2) of Lot No. "D" as shown on plat of property of A. B. Groce Estate, Plat No. 26, made by Gooch & Taylor, Surveyors, dated March 5, 1944, and recorded in Plat Book 18, pages 485-487, RMC Office for Spartanburg County, S. C. LESS: Such portion as was taken due to the widening of Groce Road since the date of the plat.

This is the same property conveyed to Evelyn H. Frey by deed of J. M. Kennedy, dated September 27, 1969, recorded in Deed Book 36-H, page 82, RMC Office for Spartanburg County, and by deed of Ethel Smith Jones dated January 23, 1981, to be recorded herewith in the RMC Office for Spartanburg County, S. C.

PARCEL NO. 2: All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in City of Greer on the Southern side of U. S. Super Highway No. 29, and having the following courses and distances, to wit: BEGINNING at an iron pin on the west side of Lanford St., and runs thence N. 62-15 W. 185 feet to an iron pin on the right of way of said Highway No. 29; thence N. 85-15 W. 165.5 feet along said highway to an iron pin; thence S. 1-15 W. 46 feet to an iron pin; thence S. 35-00 E. 342 feet to an iron pin; thence N. 13-30 E. 26 feet to an iron pin; thence S. 87-15 E. 113 feet to an iron pin on Lanford St.; thence N. 2-30 E. 206 feet along Lanford St. to the beginning corner. LESS HOWEVER: A strip of 15 feet conveyed off the north edge of the property to Groce, being 46 feet on the west side of within described property, 25 feet on rear and 65 feet on the east.

ALSO: All that piece, parcel or lot of land in the State and County aforesaid, Chick Springs Township, City of Greer, adjoining the above described property and being triangular in shape shown on plat of property made for City of Greer by H. S. Brockman, Surveyor, dated Feb. 7, 1944, and having the following metes and bounds, to wit:

BEGINNING at the junction of the right of way of U. S. Highway No. 29, (continued---)
which has the address of 201 West Wade Hampton Boulevard,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 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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