

FILED
GREENVILLE CO. S.C.
OCT 27 4 07 PM '83
DONALD S. HERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, LEIGHTON RUSSELL FRYE,

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Thousand and NO/100----- (\$ 20,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 15th day of October, 1993; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being on the northern side of Devenger Place, in the State of South Carolina, County of Greenville, being shown and designated as Lot 23 on a Plat of Devenger Place, Section 1, recorded in the RMC Office for Greenville County in Plat Book 4-X, Page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Devenger Place, joint front corner of Lots 22 and 23 and running thence with Devenger Place S. 41-42 W. 90.0 feet to an iron pin; joint front corner of Lots 23 and 24; thence with the common line of said Lots, N. 48-18 W. 150.0 feet to an iron pin; thence N. 41-42 E. 90.0 feet to an iron pin; thence with the common line of Lots 22 and 23, S. 48-18 E. 150.0 feet to an iron pin, the point of beginning.

This being the identical property conveyed unto L. Russell Frye and Sharon P. Frye by Deed of Jim Vaughn Enterprises, Inc., dated November 17, 1975, and duly recorded on November 17, 1975 in the RMC Office for Greenville County, South Carolina, in Deed Book 1027 at Page 463. The said Sharon P. Frye having conveyed her one half interest in and to said property unto L. Russell Frye, by Deed dated February 6, 1982, recorded February 9, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1162 at Page 243.

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