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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Ashley M. Frazier

(hereinafter referred to as Mortgagor) is well and truly indebted unto Atlanta Postal Credit Union, M-102 Federal Annex, Atlanta, Georgia 30303

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eleven Thousand Five Hundred ----- Dollars (\$ 11,500.00) due and payable

with interest thereon from March 3, 1977, at the rate of ten per centum per annum, to be paid: in monthly installments of \$244.34, the first payment being due April 3, 1977, and the final payment being due March 3, 1982.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

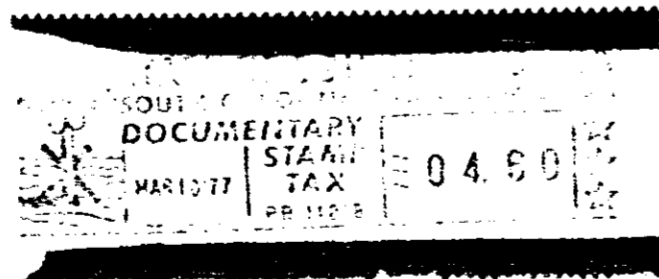
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the westerly side of Coquina Court, near the city of Greenville, South Carolina, being known and designated as Lot 12 on plat of property of Central Realty Corp., as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EEE, Page 108.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Secretary of Housing and Urban Development of Washington, D. C., acting by and through the Federal Housing Commissioner, said deed being dated May 24, 1968, and recorded on June 4, 1968, in the RMC Office for Greenville County, South Carolina, in Deed Book 845 at Page 389.

The within mortgage is secondary and junior in lien to a mortgage given to Federal National Mortgage Association as recorded on June 4, 1968, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1094 at Page 251, as subsequently assigned to Lomas & Nettleton Company by assignment dated April 11, 1973, as recorded on August 24, 1973, in Mortgage Book 1288 at Page 820.

The Mortgagee herein being a corporation operated for the benefit of its members, it is expressly agreed by and between the parties hereto that in the event Mortgagor herein sells, conveys or otherwise transfers title to the above described property or any interest therein without the prior written consent of Mortgagee (Atlanta Postal Credit Union) herein, the entire unpaid balance of the principal and interest, at the option of the Mortgagee, shall become immediately due and payable.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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