

FILED  
GREENVILLE CO S.C MORTGAGE

MAY 16 4 56 PM '83

THIS MORTGAGE is made this 16th day of May 1983, between the Mortgagor, WAYNE COOPER FRITZ AND MARY ELIZABETH FRITZ

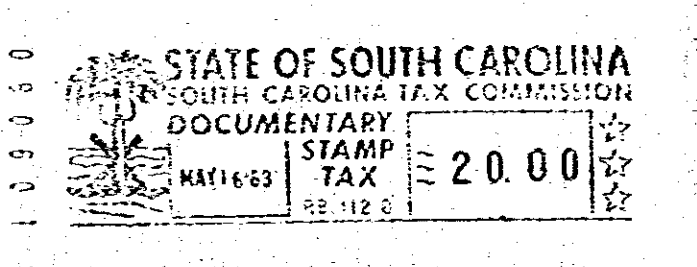
(herein "Borrower"), and the Mortgagee, THE SOUTH CAROLINA NATIONAL BANK, a corporation organized and existing under the laws of the United States, whose address is 101 Greystone Blvd., Columbia, S.C. 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100--- (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 June 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the southwestern corner of Waccamaw Avenue and Meyers Drive in the City of Greenville, State of South Carolina, being shown as Lot 32 on Plat No. 2 of Sunset Hills as recorded in the RMC Office for Greenville County, S.C. in Plat Book P, page 19 and on a more recent plat entitled "Property of Wayne Cooper Fritz and Mary Elizabeth Fritz" dated May 13, 1983, prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County, S.C. in Plat Book 9-3, page 77, reference to said more recent plat is hereby craved for a metes and bounds description hereof.

This is the same property conveyed to the above named mortgagors by deed of Addie M. Richbourg to be recorded of even date herewith.



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which has the address of 16 Meyers Drive Greenville, South Carolina 29605 (herein "Property Address");

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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