



MORTGAGE

Documentation charges are figured on the amount financed \$ 17,775.00

1620 282

THIS MORTGAGE is made this 10th day of June 1983 between the Mortgagor, Larry S. Frank and Margaret Anne Frank. (Same as Margaret A. Frank.) (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 Twenty eight thousand, seven hundred thirty six and forty cents Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 July 20, 1993.

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 lot of land in the State of South Carolina, County of Greenville, containing 8.51 acres, according to a plat of Property of Lawrence Frank and Florence C Frank, prepared by W.R. Williams, Jr., Surveyor, as revised August 13, 1976 and recorded in Plat Book 5-Y at page 8 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an old iron pin in Griffin Road, joint corner with property of Reedy Fork Baptist Church, and running thence along said Church line, S. 77-07 W. 1,224.5 feet to an iron pine on the line of Alverson; thence N. 15-53E. 356.1 feet to an iron pin at the Southwest corner of a 2.83 acre lot; thence along the rear line of said lot S. 73-39E, 176.5 feet to an iron pin; thence N. 25-38E. 500 feet to a nail and cap in Griffin Road; thence along Griffin Road as follows; S. 52-13E, 108.5 feet, S. 63-24E., 100 feet, S 49-45E., 300 feet and S 61-33E., 348.7 feet to the point of beginning. -100- 593-1-32.3 out of 593.3-1-32

This is a portion of the tract conveyed to the grantees by deed of Mrs. Leon Smith, et al recorded on May 11, 1971 in deed Book 914 at page 587.

This conveyance is made subject to a powerline right of way shown on said plat and the right of way of Griffin Road.

This is the same property conveyed by deed of Lawrence Frank and Florence Frank unto Larry S Frank and Margaret Anne Frank, dated 12-8-76 recorded 12-8-76 in volume 1047 at page 477 of the RMC Office for Greenville County, Greenville SC.

which has the address of Rt 4 Box 134 Griffin Road Piedmont SC 29673 (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 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.

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