

FILED  
FEB. 3 1981  
A. S. Tankersley  
R.M.C.

RECORDED  
JAN 23 PM 2:27  
R.M.C.  
SPARTANBURG, S.C.

ALM 982 35

BOOK 1531 PAGE 577

### MORTGAGE

Mortgagee's Address:  
P. O. Box 97  
Inman, S. C. 29349  
BOOK 82 PAGE 1325

THIS MORTGAGE is made this 27<sup>th</sup> 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 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, South Carolina 29651 (herein "Property Address")  
(State and Zip Code) 12026

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 a part of the property covered by this Mortgage; and all of the foregoing, together with said property (whether or not a part of the 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FIMA/FBLMC UNIFORM INSTRUMENT

GCTO --- 1 FE 381 753

S.0001

FILED  
OCT 12 1981  
A. S. Tankersley  
R.M.C.

1531

1531