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GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1447 PAGE 331

CONNIE S. TANNERSLEY
J.M.C.

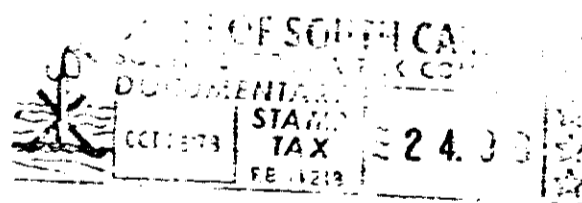
THIS MORTGAGE is made this 10 day of October, 1978, between the Mortgagor, Fred C. and Wanda D. Frick (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008;

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: situate on the eastern side of Meadowood Lane, being shown as Lot No. 3 on a plat of the property of Franklin Enterprises, Inc. dated April 21, 1973, prepared by C. O. Riddle as recorded in Plat Book 4Y, Page 138 in the RMC Office for Greenville County and having according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Meadowood Lane and running thence N. 84-57 E., 425.1 feet to an iron pin; thence S. 14-02 W., 164.15 feet to an iron pin; thence S. 85-45 W., 371.5 feet to an iron pin on Meadowood Lane; thence with said Meadowood Lane N. 5-03 W., 150 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Franklin Enterprises, Inc., as recorded in the RMC Office for Greenville County in Deed Book 997, Page 171 dated March 15, 1974.



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which has the address of 203 Meadowood Lane Greenville, South Carolina 29607 (herein "Property Address");
(Street) (City) (State and Zip Code)

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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