

Mortgagee's mailing address: P. O. Box 337, Mauldin, S. C. 29662

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MORTGAGE

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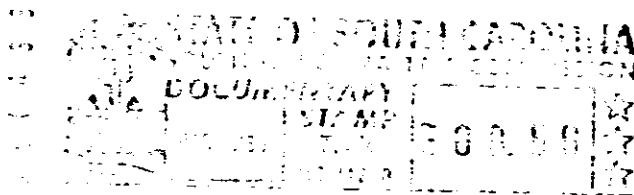
THIS MORTGAGE is made by this 4th day of March 19. 80., between the Mortgagor, William P. Frazier and Jane J. Frazier (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand Three Hundred Seventy Five and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. K-4 in Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970 and recorded in the RMC Office for Greenville County in Deed Vol. 891, at page 243, as amended by amendment to Master Deed recorded July 15, 1971 in Deed Vol. 920, at Page 305, and by subsequent amendment to Master Deed (Second Amendment) recorded November 1, 1973, in Deed Vol. 987, at Page 349, and survey and plot plans recorded in Plat Book 5D, at Page(s) 9 & 10.

This being the same property conveyed to the mortgagors herein by deed of H. L. Butler and Luis F. Moreno, of even date, to be recorded herewith.



which has the address of Unit K-4, Town Park Condominium, Greenville, South Carolina (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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