

FILED
S.C.
MAY 11 1980
SHERLEY

MORTGAGE

1502-453

THIS MORTGAGE is made this 7th day of May 1980, between the Mortgagor, Robert G. Frederick, Jr. and Patricia J. Frederick (herein "Borrower"), and the Mortgagee, Bankers Trust of S.C., a corporation organized and existing under the laws of S.C., whose address is c/o Aiken-Speir Inc., P.O. Box 391, Florence, S.C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-five thousand five hundred and no/100***(\$85,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 June 1, 2010.

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, South Carolina, State of South Carolina:

All that certain piece, parcel, or lot of land in the aforesaid county and state and being designated as Lot No. 391, on plat of Map No. 1, Section 2, Sugar Creek, as recorded in Plat Book 7C, page 68, RMC Office for Greenville, County. This property is also shown on plat entitled Robert G. and Patricia Frederick, dated May 2, 1980 by C. O. Riddle, to be recorded herewith, and more particularly described as follows:

Beginning at a point 407.3' northeast of Sugar Creek Rd on Woody Creek Road, and thence continuing with Woody Creek Rd N 32-34 E 110.0' to a point; thence running S 57-26 E 140' to a point; thence running S 32-34 W 110.0' to a point; thence running N 57-26 W 140' to point on Woody Creek Road, point of beginning.

This being the same property conveyed to Robert G. Frederick, Jr., and Patricia J. Frederick by deed of Cothran and Darby Builders, Inc. to be recorded herewith.

which has the address of 108 Woody Creek Road Greer, S.C. 29651 (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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