

FILED  
GREENVILLE CO. S. C.  
FEB 13 1978  
**MORTGAGE**  
LAW OFFICE S. THOMPSON  
R.F.D.

THIS MORTGAGE is made this 16th day of February, 1978, between the Mortgagor, Peter A. Curcio, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February, 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 January 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:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina situate, lying and being on the southwestern side of Old Mill Road being known and designated as Lot No. 70 on plat of Edwards Forest Heights recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Old Mill Road at the joint front corner of Lots Nos. 70 and 71 and running thence with the common line of said lots S. 41-33 W., 150 feet to an iron pin at the joint rear corner of said lots; thence N. 53-14 W., 124.5 feet to an iron pin; thence N. 19-53 E., 59.8 feet to an iron pin; thence N. 51-53 E., 125 feet to an iron pin on Old Mill Road; thence with said road S. 38-07 e., 75.5 feet to an iron pin; thence continuing with said road, S. 43-17 E., 49.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Robert R. and June H. Gillespie recorded in the Greenville County R.M.C. Office in Deed Book 1013 at Page 760 on February 16, 1978.

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which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (herein "Property Address");  
[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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