

GREENVILLE CO. S.C.  
OCT 10 1978

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# MORTGAGE

THIS MORTGAGE is made this 4th day of October, 1978, between the Mortgagor, Peter J. Regina and Susan P. Regina, (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").

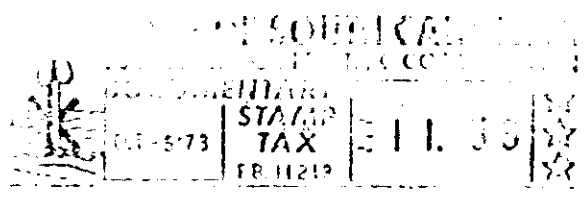
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Nine Hundred and 00/100 (\$28,900.00) - Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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:

ALL that certain piece, parcel or lot of land situate, lying and being on the southerly side of S. C. Highway No. 183 near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1 and 2 as shown on plat entitled "Saluda Hills" prepared by Carolina Engineering & Surveying Co., dated June 16, 1965, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ, at Page 33, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of S. C. Highway No. 183 at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 3 S. 38-51 E. 223.5 feet to an iron pin in the line of Lot No. 7; thence with the line of Lots Nos. 7, 8, 9 and 10 S. 49-10 W. 290.4 feet to an iron pin in the line of property now or formerly of Anthony; thence with the line of property now or formerly of Anthony N. 13-45 W. 37.7 feet to an iron pin; thence N. 29-45 W. 201.3 feet to an iron pin on the Southerly side of S. C. Highway No. 183; thence with the Southerly side of S. C. Highway No. 183 N. 50-59 E. 242.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Joseph P. Taylor and Carol Ann R. Taylor, dated October 4, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1089 at Page 282 on October 5, 1978.



which has the address of Hwy 183 New Farris Bridge Road, Greenville, S. C. 29611 (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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