

P. O. BOX 34069  
Charlotte, N.C. 28234

GREENVILLE CO. S.C.

# MORTGAGE

BOOK 1453 PAGE 201

DEC 19 11 17 AM '78

DOUGLAS S. TANNERSLEY

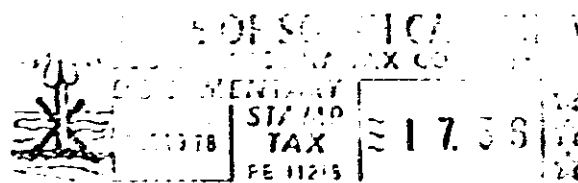
THIS MORTGAGE is made this 18th day of December 1978, between the Mortgagor, JOSEPH E. FUZIA and WANDA B. FUZIA (herein "Borrower"), and the Mortgagee, NCNB Mortgage South, Inc., a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10068, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three thousand nine hundred (\$43,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 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, 2009;

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 in Greenville County, South Carolina, being shown and designated as Lot 12-A on a plat of FARMINGTON IV, recorded in the RMC Office for Greenville County in Plat Book 6-R, at Page 47. Said lot fronts an aggregate of 99.9 feet on the northwestern side of Shubuta Court; runs back an aggregate of 174.20 feet on its western boundary; runs back to a depth of 151.38 feet on its eastern boundary, and has 47.0 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of Charles B. Brown, dated December 18, 1978, to be recorded simultaneously herewith.



which has the address of 8 Shubuta Court 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.

0 2 9 1 9

4328 RV-2