

REC'D  
S. C.  
APR 18 1980  
M. C. WILKINS

1187 10088  
SOUTH CAROLINA

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS: PETER J. DEMARCO, JR. and MARILYN DEMARCO

of Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C., a corporation

organized and existing under the laws of THE UNITED STATES, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of SEVENTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ----- Dollars (\$78,750.00), with interest from date at the rate of THIRTEEN per centum ( 13 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of Greenville, S.C. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Eight Hundred Seventy-One and 76/100-----Dollars (\$ 871.76), commencing on the first day of May, 1980, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 2010.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 11 on plat of FAIRWAY ACRES, PART 2, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 43 and also as shown on a more recent survey prepared by Freeland & Associates, dated March 5, 1980, entitled, "Property of Peter J. Demarco, Jr. and Marilyn Demarco", recorded in Plat Book 7-4, Page 42, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Terrain Drive, joint corner of Lots 11 and 12, and running thence along the southern side of Terrain Drive, N 65-27 E 267.8 feet to a new iron pin; thence with the curve of Terrain Drive, S 62-35 E 31.0 feet to an iron pin; thence running along the western side of Terrain Drive, S 11-13 E 206.3 feet to a new iron pin; thence with the curve of Terrain Drive, S 22-21 W 41.5 feet to an iron pin; thence running along the northern side of Terrain Drive, S 56-04 W 250.3 feet to an iron pin; thence turning and running along the line of Lot 23, N 17-22 W 148.0 feet to an iron pin; thence running along the line of Lot 12, N 17-25 W 148.0 feet to an iron pin, the point of beginning.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within 60 days from the date the loan would normally become eligible for such guaranty, the mortgagee may at its option, declare all sums secured hereby immediately due and payable.

Being the same property conveyed to mortgagors herein by deed of Darrell G. & Julia B. Drummond, to be recorded of even date herewith. Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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