

REC'D  
S.C.  
MAY 11 1980  
SHERLEY

# MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1980, between the Mortgagor, Alfred E. and Caroline T. Dorazio, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Four Thousand and 00/100ths (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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, State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being on the northeastern side of Browning Drive, in the County of Greenville, State of South Carolina, Butler Township, being shown and designated as Lot No. 28 on Plat of Boiling Springs Estates, dated July 1961, recorded in Plat Book YY at Pages 14 and 15 and being described more particularly, according to said plat, to-wit:

BEGINNING at a point on the northeastern side of Browning Drive at the joint front corner of Lots 27 and 28 and running thence along said Drive N. 45-22 W., 100 feet to a point; thence N. 67-33 W., 100 feet to a point at the joint front corner of Lots 28 and 29; thence along the common line of said Lots N. 11-30 E., 450.3 feet to Brushy Creek, the center line of which is the property line; thence along the center line of said creek the following courses and distances: N. 58-45 E., 73.0 feet to a point, N. 84-18 E., 97.0 feet to a point, S. 47-30 E., 122.3 feet to a point, S. 75-18 E., 61.6 feet to a point, S. 37-13 E., 110.8 feet to a point, S. 21-32 E., 174.7 feet to a point at the joint rear corner of Lots 27 and 28; thence leaving said Branch and running along the common line of said Lots S. 55-50 W., 443.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John C. Harmon, Jr. and Kathie R. Harmon, to be recorded herewith.

which has the address of Lot 28, Browning Drive Greer,  
(Street) (City)  
South Carolina 29651 (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 seized 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.