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GREENVILLE S.C.  
COMM. RMC  
WALTERSLEY

First Federal S.L.  
P.O. Box 408  
Greenville, SC 29602

1525 119

### MORTGAGE

THIS MORTGAGE is made this 18th day of November, 1980, between the Mortgagor, Michael J. Resetar and Deborah M. Resetar, Jr., (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 Five Thousand Dollars and no/100's (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 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 December 1, 1985.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 47, on a plat of Pine Brook Forest Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X, at Pages 48 and 49 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Pine Wood Drive at the joint front corner of Lots Nos. 45 and 47 and running thence along the joint line of said lots S. 86-24 W. 190.5 feet to an iron pin; thence N. 13-53 E. 128.5 feet to an iron pin; thence N. 85-40 W. 176.2 feet to an iron pin on Pine Wood Drive; thence along Pine Wood Drive N. 10 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Joe E. Hawkins Enterprises, Inc., and recorded in the RMC Office for Greenville County on October 12, 1976, in Deed Book 1044, and Page 505.

This is a second mortgage and is junior in lien to that mortgage executed to Joe E. Hawkins Enterprises, Inc., which mortgage is recorded in RMC Office for Greenville County in Book 1376, and Page 657.

DOCUMENTARY  
STAMP  
NOV 20 1980

which has the address of Rt. 14 Pinewood Drive Greenville  
(Street) (City)  
South Carolina 29607 (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.

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RECORDS  
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