

S. C.
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MORTGAGE

THIS MORTGAGE is made this 6th day of July, 19 81, between the Mortgagor, Paul Calabrese and Mary H. Calabrese, (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 Thirty Four Thousand Eight Hundred Fifty and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 the City of Mauldin, Greenville County, South Carolina, known and designated as Lot No. 76 and a portion of Lot No. 77 of Glendale Subdivision, as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 76 and 77, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint corner with Lot No. 75, and running thence N. 11-16 E. 174.9 feet to an iron pin; thence S. 80-39 E. 210.9 feet to an iron pin; thence along a new line through Lot No. 77 S. 9-21 W. 175 feet to an iron pin; thence along Fairfield Drive N. 80-39 W. 86 feet to an iron pin; thence S. 11-16 W. 4.3 feet to an iron pin; thence N. 78-44 W. 131 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Calvin E. Weeks and Nancy I. Weeks dated June 26, 1981, and to be recorded of even date herewith.



which has the address of 203 Fairfield Drive, Mauldin, (Street) (City) S. C., 29662 (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 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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