

GREENVILLE, S. C.

JUL 31 PM '81

MORTGAGE

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THIS MORTGAGE is made this 7th day of July, 1981, between the Mortgagor, Joseph and Maryellen B. Lanzafame, (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 \$6000.00 (Six thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 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 1986.....;

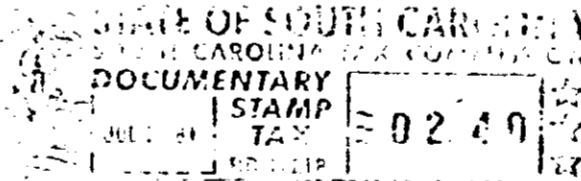
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the northwestern side of Mustang Circle in Austin Township being shown and designated as Lot no. 25 on a plat of S. I. Ranchettes, Section 1 made by Dalton & Neves, Engineers dated April, 1965, recorded in the RMC office for Greenville County SC in Plat Book JJJ, page 31 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Mustang Circle at the joint front corner of Lots nos. 24 and 25 and running thence with the common line of said lots, N. 23-30 W 343 feet to an iron pin; thence with Gilder's Creek as the line, the traverse of which is N. 83-58 W. 136.4 feet to an iron pin and S. 40-29 W. 97 feet to an iron pin at the joint rear corner of Lots nos. 25 and 26; thence with the common line of said lot, S. 13-30 E. 288.2 feet to an iron pin on the northwestern side of Mustang Circle; thence with the northwestern side of Mustang Circle, N. 78-30 E. 199 feet to an iron pin; thence continuing with the northwestern side of Mustang Circle, N. 77-51 E. 75 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of W. Frank Walters and Nancy F. Walters and recorded in the RMC office for Greenville County on August 15, 1977 in deed book 1062 at page 556.

This is a second mortgage and is Junior in Lien to that mortgage executed by Joseph and Maryellen B. Lanzafame which mortgage is recorded in RMC office for Greenville county in book 1343 at page 870.



which has the address of Lot 25, Mustang Circle Simpsonville,
(Street) (City)
SC 29681 (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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