

10 S.C.
JUL 25 AM '82
SUNN
WRSLEY
R.M.C.

BOOK 1575 PAGE 019

MORTGAGE

THIS MORTGAGE is made this 22nd day of July, 1982, between the Mortgagor, **GEORGE N. MASTORAKIS and JIMMY N. COMO** (herein "Borrower"), and the Mortgagee, **AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **THE UNITED STATES OF AMERICA**, whose address is **101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA** (herein "Lender").

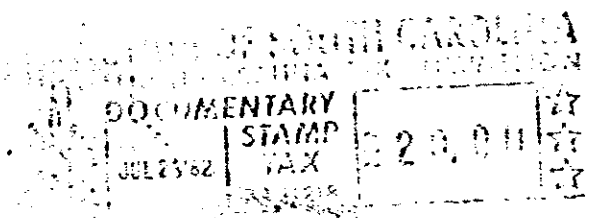
WHEREAS, Borrower is indebted to Lender in the principal sum of **FIFTY THOUSAND and No/100 (\$50,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **July 22, 1982** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **July 1, 2007**;

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 in the State of South Carolina, County of Greenville, on the western side of Kenilworth Drive, being shown and designated as Lot No. 3 on a plat of "Section Four, Wellington Green", made by Piedmont Engineers and Architects, October 2, 1968, and recorded in the RMC Office for Greenville County in Plat Book WWW at Page 36, and being further shown on a more recent plat by Freeland & Associates, dated July 16, 1982, and entitled "Property of George N. Mastorakis and Jimmy N. Como", and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Kenilworth Drive, joint front corner of Lot Nos. 3 and 4, and running thence along the line of Lot No. 4, N. 59-19 W. 226.65 feet to a point on Brushy Creek, corner of Lot Nos. 3 and 4; thence running with the creek as the line, N. 26-26 E. 122 feet to a point, joint rear corner of Lot Nos. 2 and 3; thence running along the line of Lot No. 2, S. 57-42 E. 236.65 feet to a point on the western side of Kenilworth Drive, joint front corner of Lots Nos. 2 and 3; thence along said Kenilworth Drive, S. 31-07 W. 115 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Terry Construction Company, Inc., dated July 22, 1982, and recorded simultaneously herewith.



which has the address of **806 Kenilworth Drive**, **Greenville**, South Carolina **29615** (herein "Property Address");
(Street) (City) (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.

4328 RV-27