

S. C.
APR '82
BRASLEY

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 1575 PAGE 960

MORTGAGE

THIS MORTGAGE is made this 12th day of July, 1982, between the Mortgagor, Anne Marie Bresette, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

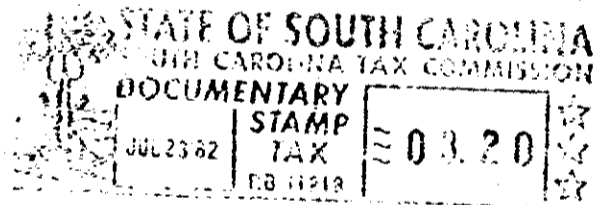
WHEREAS, Borrower is indebted to Lender in the principal sum of \$8000.00 (Eight thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1990;

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 my right, title and interest in and to lot of land in Greenville County, South Carolina, being known and designated as Lot No. 476 on plat entitled "Addition to Section III, Del Norte Estates," recorded in Plat Book 4R at Page 16 in Office of the RMC Office for Greenville County.

This being the same property conveyed to the mortgagor by deed of Richard H. Bresette and recorded in the RMC Office for Greenville County on July 11, 1977 in Deed 1060 at Page 245.

This is a second mortgage and is Junior in Lien to that mortgage executed by Anne Marie Bresette to Fidelity Federal Savings and Loan Association now known as American Federal which mortgage is recorded in the RMC Office for Greenville on June 4, 1973 in book 1279 at 439.



which has the address of 10 Seaton Court Greenville, South Carolina 29615 (herein "Property Address");

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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