

FILED
GREENVILLE S.C.
MAY 25 12 11 1983
DONNIE J. WINSLEY
R.M.C.

30-1698 17

MORTGAGE

THIS MORTGAGE is made this 24th day of May,
19 83, between the Mortgagor, JOSEPH E. FUZIA AND WANDA B. FUZIA

(herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND SIX DOLLARS
AND 04/100 dollars, which indebtedness is evidenced by Borrower's

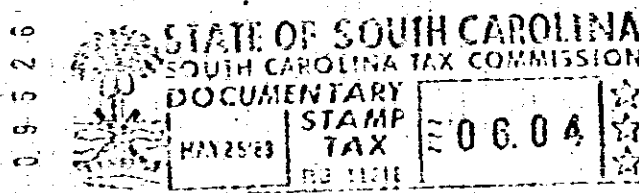
note dated May 24, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~or~~ in accordance with
terms as therein contained

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 repay-
ment 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 be-
ing in the County of Greenville, State of South Carolina, being shown
and designated as Lot 12-A on a plat of FARMINGTON IV, recorded in the
RMC Office for Greenville County in Plat Book 6-R at Page 47. Said
lot fronts an aggregate of 99.9 feet on the northwestern side of
Shubata Court; runs back an aggregate of 174.20 feet on its western
boundary and has 47.0 feet across the rear.

THIS mortgage is junior in lien to that certain mortgage in favor of
NCNB Mortgage South, Inc, dated December 18, 1978 and recorded
December 19, 1978 in REM Book 1453 at Page 291 and also Real Property
Agreement to Southern Bank recorded March 23, 1981 in REM Book 1144
at Page 843.

THIS is the same property conveyed to the Mortgagors herein by deed of
Charles B. Brown recorded December 19, 1978 in Deed Book 093 at Page
975.



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which has the address of 8 Shubata Court Greenville
(Street) (City)
South Carolina 29611 (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.

4.0000 SOUTH CAROLINA — 1 to 4 Family — 6 75 — ENMA/EHLMC UNIFORM INSTRUMENT (with amendment adding Para. 21)