

MAY 25 4 16 PM '83
DONNIE S. JAMESLEY
DONNIE S. JAMESLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 21st day of March, 19 83, between the Mortgagor, Roger J. and Merida G. Raschiotto, (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 Four thousand seven hundred forty seven & 71/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4-1-87.....;

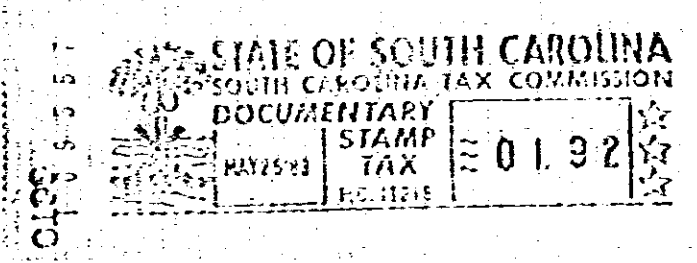
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of lot of land in Greenville County, State of South Carolina, situate on the southern side of Mimosa Street, shown as Lot no. 106, on a plat of the Subdivision of Heritage Hills recorded in the RMC Office for Greenville County in Plat Book YY, at Page 187, and described as follows:

BEGINNING at an iron pin on the southern side of Mimosa Street, at the corner of Lot 105, and running thence with the line of Lot 105, S. 24-07 E. 180 feet to an iron pin; thence along the rear lines of Lots 120 and 119, N. 65-53 E. 110 feet to an iron pin; thence with the line of Lot 107 N. 24-07 W. 180 feet to an iron pin on Mimosa Street; thence with the southern side of Mimosa Street, S. 65-53 W. 110 feet to the point of beginning.

This being the same property conveyed to Roger J. Raschiotto and Merida G. Raschiotto by deed of Botany Woods, Inc. dated 5/31/66 and recorded in the RMC Office for Greenville County on 6/1/66 in Deed Book 799 at Page 330.

This is a second mortgage and is junior in lien to that mortgage executed by Roger J. Raschiotto and Merida G. Raschiotto to American Federal which mortgage is recorded in the RMC Office for Greenville County in Book 1032 at Page 279 dated 5/31/66 and recorded 6/1/66.



which has the address of 304 Mimosa Drive Greenville, (City) South Carolina 29615 (State and Zip Code) (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 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.