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GREENVILLE S.C.

BOOK 1518 PAGE 298

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DONNIE S. LEXLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of July, 1983, between the Mortgagor, Robert J. Ventura and Rose Marie Ventura, (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 Nine Thousand One Hundred Seventy Two and 68/100 (9,172.68) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 July, 1993.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10 of a subdivision known as PEBBLE CREEK, Phase II, Section III, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 87, and having according to a more recent survey prepared by Freeland and Associates, dated July 29, 1982, entitled "Property of Robert J. Ventura and Rose Marie Ventura, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Timbertree Way, joint front corners of Lots 10 and 11 and continuing with said lane, S. 7-28E. 100.0 feet to an iron pin; thence with the joint line of Lots 9 and 10 S. 82-32 W. 125.0 feet to an iron pin; thence running along the Pebble Creek Golf Course N. 7-28 W. 100.0 feet to an iron pin at Lot 11 N. 82-32 E. 125.0 feet to an iron pin; the point and place of beginning.

SEE deed of Jon T. Baker and Jo Ann Baker to Robert J. Ventura and Rose Marie Ventura, recorded in the R.M.C. Office for Greenville County in Book 1576, Page 873, dated August 2, 1982.

THIS is a Second Mortgage and is junior in lien to that Mortgage executed by Robert J. Ventura and Rose Marie Ventura to First Federal of South Carolina, recorded in the R.M.C. Office for Greenville County in Book 1576, Page 873, on 2 Aug 83

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which has the address of 101 Timbertree Way Taylors, South Carolina 29687 (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.

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