

UNRECORDED
AUG 9 10 13 11 '83
COUNTY

1620-237

MORTGAGE

THIS MORTGAGE is made this 1st day of August, 1983, between the Mortgagor, Mario Juan & Sara Nocera (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 5131.08 // Five thousand, one hundred, thirty-one dollars Dollars, which indebtedness is evidenced by Borrower's note dated Aug 1st 1983 ^{08/100} (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug 1988.

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 6-A of Sugar Creek Villas Horizontal Property Regime, as is more fully described in Declaration (Master Deed) Dated 9/15/80 and recorded in the RMC Office for Greenville County on 9/15/80 in deed Book 1133 at pages 365-436, inclusive, survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 40.

This Being the same property conveyed to Mario Juan & Sara Nocera by deed of Cothran & Darby Builders, Inc. dated 9/26/80 and recorded 9/26/80 in the RMC Office of Greenville County in Deed Book 1134 at page 325.

This is a second mortgage and is junior in lien to that mortgage executed by Mario Juan & Sara Nocera to First Federal of SC which mortgage is recorded in the RMC Office for Greenville County in Book 1517 at page 821, and dated 9/26/80, and recorded 9/26/80.

which has the address of 6-A Goldfinch Cr. Sugar Creek Villas
Greer, SC 29651 (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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