

FILED  
GREENVILLE S.C.  
AUG 31 10 59 AM '83  
DONNIE S. WATKINS  
R.M.C.

BOOK 1323 PAGE 568

## MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1983, between the Mortgagor, Joseph M. Romano and Arlene F. Romano, (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").

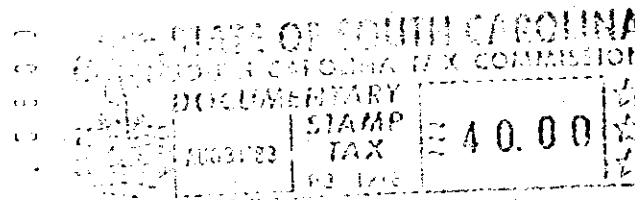
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand & No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013.....;

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 with the buildings and improvements thereon lying and being on the northerly side of West Shallowstone Road near the City of Greenville, South Carolina being known and designated as Lot No. 603 on a plat entitled "Map One, Section Three, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-F, at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of West Shallowstone Road said pin being the joint front corner of Lots 603 and 604 and running thence with the common line of said lots N. 17-16 W. 146.6 feet to an iron pin the joint rear corner of Lots 603 and 604; thence N. 77-37 E. 15.86 feet to an iron pin; thence N. 59-35 E. 72.82 feet to an iron pin the joint rear corner of Lots 602 and 603 thence with the common line of said lots S. 23-21 E. 157.21 feet to an iron pin on the northerly side of West Shallowstone Road; thence with the westerly side of West Shallowstone Road S. 69-41 W. 103.5 feet to an iron pin the point of beginning.

This is the identical property conveyed this date by deed of M. G. Proffitt, Inc. to the mortgagors herein, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1195, at Page 440.



which has the address of 108 West Shallowstone Road Greer,  
(Street) (City)  
S. C. 29651 (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.