

P. O. Box 408  
Greenville SC 29602

1832 819

FILED  
GREENVILLE CC. S. C.

OCT 28 11 28 AM '83

**MORTGAGE**

#03-3193381

THIS MORTGAGE is made this 24th day of October, 1983, between the Mortgagor, Ronald Urso and Betty D. Urso, (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 Twenty thousand eighty seven dollars and four cents Dollars, which indebtedness is evidenced by Borrower's note dated 10-24-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-30-93.

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 lot of land, with improvements thereon, situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, and being known and designated as Lot 33 and one-half (1/2) Lot 32 in Belmont Estates, according to plat made by Carolina Engineering and Surveying Company, recorded in the R.M.C. Office for Greenville County in Plat Book WWW, page 16, and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin on the Southern side of Belmont Drive, joint front corner with Lots 33 and 34 and running thence along Lot 34, S. 38-0 W., 200 ft to an iron pin; thence N. 52-0 W., 150 ft. to a point in the center of Lot 32; thence N. 38-0 E., 200 ft to a point on Belmont Drive, being center of Lot 32; thence S. 56-09 E., 50 ft. to an iron pin; thence S. 52-0 E., 100 ft. to an iron pin being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Melvin K. Younts and Sara A. Patton, and recorded in the RMC Office for Greenville County, on 6-15-73, in Deed Book 976, and Page 886, and rerecorded on 7-18-73, in Deed Book 979, and page 368.

This is a second mortgage and is junior in lien to that mortgage executed by Ronald Urso and Betty D. Urso, in favor of United Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book 1289, and page 843.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS  
GREENVILLE COUNTY, SOUTH CAROLINA  
BOOK 1289 PAGE 843  
OCT 28 1983  
STAMP TAX \$08.04

which has the address of Rt 2 Belmont Dr Fountain Inn,  
(Street) (City)  
SC 29644 (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.

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