

GREENVILLE S.C.

First Federal of South Carolina
Post Office Box 408
Greenville South Carolina 29602
R.H.C.

1037 1337

MORTGAGE

THIS MORTGAGE is made this 3rd day of October, 1983, between the Mortgagor, Alfred W. Dambrosio, (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 \$5692.72 (Five Thousand Six Hundred Ninety Two and 72/100 --- Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 October 31, 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 piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 92 of a subdivision known as Belle Meade as shown on plat thereon being recorded in the RMC Office for Greenville County in Plat Book 66, at page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of East Dorchester Boulevard (formerly known as East Belle Meade Boulevard), joint front corner of Lots Nos. 92 and 93, and running thence with the joint line of said lots, S. 71-00 W. 199.4 feet to an iron pin; thence N. 16-05 W. 70.05 feet to an iron pin, joint rear corner of Lots Nos. 91 and 92; thence with the joint line of said lots, N. 71-00 E. 195.8 feet to an iron pin on the west side of East Dorchester Boulevard; thence with said boulevard, S. 19-00 E. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of William Costner, Wilson M. Dillard and C. S. Mattox and recorded in the RMC Office for Greenville County on 04/06/55 in Deed Book 522 at Page 251.

This is a first mortgage second to none.

which has the address of 220 E. Dorchester Blvd, Greenville (City)
South Carolina 29605 (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 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTRUMENT — 603 — 10/83 — 10/83

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