

First Federal of South Carolina
Post Office Box 403
Greenville, South Carolina 29602

GREENVILLE
S.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of September, 1983, between the Mortgagor, Thomas G. Fuduric and Rebecca F. Fuduric, (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 \$5,131.09 (Five Thousand and One Hundred Thirty-One and 08/100) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 30th 1988, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 30th 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 lot of land, situate, lying and being on the east side of Melbourn Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot 25 on a plat of Wellington Green made by Piedmont Engineering Service, October 11, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book YY, at Page 29, and having according to said Plat the following metes and bounds, to-wit:

Beginning at a point on the east side of Melbourn Lane at the joint front corner of Lots 24 and 25 and running thence along the common line of said lots S. 52-25 E. 227.4 feet to a point; thence S. 46-25 W. 186.8 feet to a point; thence along the common line of lots 25 and 26 N. 30-50 W. 241.0 feet to a point on the east side of Melbourn Lane, thence along said Melbourn Lane N. 59-27 E. 50 feet to an iron pin; thence still with Melbourn Lane N45-20 E. 50 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Jack E. Shaw Builders, Inc. and recorded in the RMC Office for Greenville County on January 2, 1979 in Deed Book 1094 at Page 664.

PLUS:

All that certain piece and parcel of land and property there on designated as a portion of Lot 26 in deed book 857 page 43 and shown on tax map as part of Lot 19 with the following metes and bounds to-wit:

Beginning at a point on the East side of Melbourn Lane at the joint front corner of Lots 25 and 26, and running thence along the common line of said lots S. 30-50 E. 241.0 feet to a point at the joint back corner of Lots 25 and 26 and running S. 74-15 W. 62.8 to a point; thence running along Bridgeport Drive 205.32 feet to the beginning point.

This being the same property conveyed to the mortgagor by deed of Jack E. Shaw and recorded in the RMC Office for Greenville County on April 11, 1979 in Deed Book 1100 at Page 315.

which has the address of 104 Melbourn Lane Greenville,
(Street) (City)
South Carolina 29615 (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.

SOUTH CAROLINA — 1983 — 675 — F.S.M.A./F.L.M.C. UNIFORM INSTRUMENT with amendments to Part 21

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