

FILED
GREENVILLE CO S.C.
JAN 10 1984
DONALD W. WERSLEY
R.M.C.

First Federal Savings & Loan
P.O. Box 408
Greenville, S.C. 29602

MORTGAGE

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THIS MORTGAGE is made this 6th day of December, 1983, between the Mortgagor, Leo E. Romano and Beatriz 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 \$10,083.04 (Ten Thousand Eighty Three and 04/100 --- Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 30, 1988.....;

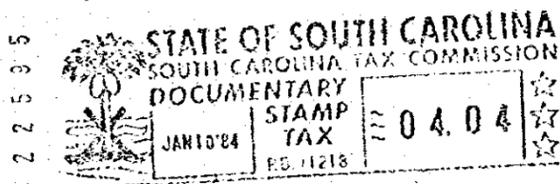
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 117 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975 and subsequently revised October 6, 1975 and recorded in Plat Book 5P at Page 28 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bunker Hill Road, joint front corner of Lots 116 and 117 and running thence with the joint line of said lots S. 29-56 E. 155.59 feet to an iron pin in the rear line of Lot 128; thence with the rear line of Lot 128 and continuing with the rear line of Lot 127 N. 61-00 E. 90 feet to an iron pin, joint rear corner of Lots 117 and 118; thence with the joint line of said lots N. 29-32 W. 158.73 feet to an iron pin on the southern side of Bunker Hill Road; thence with said road in a southwesterly direction, an arc distance of 38 feet (the radius being 1,046.66 feet) thence continuing with Bunker Hill Road S. 59-27 W. 53.12 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor by deed of J. A. Bolen, Trustee for James W. Vaughn, J.A. Bolen and College Properties, Inc., trading as Batesville Property Associates, II a joint venture and recorded in the RMC Office for Greenville County on March 24th, 1978 in Deed Book 1075 at Page 913.

This is a second mortgage and is Junior in Lien to that mortgage executed by Leo E. and Beatriz Romano which mortgage is recorded in the RMC Office for Greenville County on March 24, 1978 in Book 1426 at Page 907.



which has the address of 112 Bunker Hill Road, Greer, (Street) (City)
South Carolina 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.

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