

FILED
S.C.
R.H.C. HUSLEY

MORTGAGE

THIS MORTGAGE is made this 31st day of January, 1984, between the Mortgagor, Johnny James Petropoulos, Jr., (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 Thirty Nine Thousand Nine Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014.....;

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 unit of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit Number 31-B of Wildaire-Merry Oaks Horizontal Property Regime III, as is more fully described in Master Deed dated April 23, 1980, and recorded in Deed Book 1125 at Pages 528 through 590, inclusive, and survey and plot plan recorded in Plat Book 7Y at Page 20, RMC Office for Greenville County.

This being the same property conveyed to the mortgagor herein by deed of Benjamin E. Powell, Jr. as recorded in Deed Book 205 at Page 436 on January 31st 1984.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
\$ 15.96

which has the address of Unit 31-B, 501 Edwards Road, Greenville, S.C. 29615 (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 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.

7328-RV2