

1693-751

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOSEPH D. FAZIO, SR.

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twelve Thousand and no/100----- (\$ 12,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 15th day of April, 19 94; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 58 of Riverdale Subdivision as shown on plat entitled "Property of Joseph E. Fazio, Sr. and Julia Faye Fazio" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-E at Page 100, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of South Valley Lane, approximately 130.3 feet, more or less, from the intersection of South Valley Lane and Sentell Road, and running thence S. 3-11 E. 225.0 feet to an iron pin; thence S. 86-49 W. 100.0 feet to an iron pin; thence N. 3-11 W. 225.0 feet to an iron pin on the side of South Valley Lane; thence with South Valley Lane N. 86-49 E. 100.0 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagors by deed of Fazio Auto Collision Services, Inc. recorded in Deed Book 1138, Page 754 on December 10, 1980.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON 04/15/94 AT 10:00 AM
BY CLERK OF COURTS
STAMP 1504800

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