

First Federal Savings and Loan  
Association of South Carolina  
301 College Street  
Greenville, South Carolina

VOL 1684 PAGE 712

GREENVILLE, S.C.

OCT 8 10 15 AM '84

## MORTGAGE

01-3388 54-0

THIS MORTGAGE is made this 2nd day of October,  
19 84, between the Mortgagor, Joseph Lanzafame and Maryellen B. Lanzafame  
, (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 Twenty Thousand Eighty Seven  
Dollars and 03/100---(\$20,087.03)--- Dollars, which indebtedness is evidenced by Borrower's  
note dated October 2, 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 October 31,  
1994.....;

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, with all improvements thereon, or  
hereafter to be constructed thereon, situate, lying and being in the State of South  
Carolina, County of Greenville on the northwestern side of Mustang Circle in Austin  
Township being shown and designated as Lot No. 25 on a plat of S. I. Ranchettes, Sec-  
tion I made by Dalton & Neves, Engineers dated April, 1965, recorded in the RMC Office  
for Greenville County, South Carolina in Plat Book JJJ, Page 31 and having according  
to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Mustang Circle at the joint front  
corner of Lots Nos. 24 and 25 and running thence with the common line of said lots,  
N. 23-30 W. 343 feet to an iron pin; thence with Gilder's Creek as the line, the  
traverse on which is N. 83-58 W. 136.4 feet to an iron pin and S. 40-29 W. 97 feet to  
an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the common  
line of said lot, S. 13-30 E. 288.2 feet to an iron pin on the northwestern side of  
Mustang Circle; thence with the northwestern side of Mustang Circle, N. 78-30 E. 199  
feet to an iron pin; thence continuing with the northwestern side of Mustang Circle,  
N. 77-51 E. 75 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors by deed of Frank Walters and Nancy  
F. Walters, dated August 15, 1977 and recorded in the RMC Office for Greenville County  
on August 15, 1977, in Deed Book 1062 at Page 556.

This is a second mortgage and is junior in lien to that mortgage executed to First  
Federal Savings and Loan Association of South Carolina, which mortgage is recorded in  
the RMC Office for Greenville County in Book 1343 at Page 870.

which has the address of 121 Mustang Circle Simpsonville,  
(Street) (City)  
South Carolina (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.