

201 W. Main Street
Laurens, S. C. 29360

FIRST MORTGAGE ON REAL ESTATE

GREENVILLE COUNTY

MORTGAGE

1428-801

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, PETER J. DeFRONZO and

SUE B. DeFRONZO

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of SIXTY THOUSAND, EIGHT HUNDRED and No/100-----

DOLLARS (\$ 60,800.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

April 1, 2008

and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northwestern corner of the intersection of Holly Tree Lane with Hollybrook Way, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 47 on a plat of HOLLY TREE PLANTATION, PHASE II, SECTION 2, made by Piedmont Engineers & Architects, Surveyors, dated January 10, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at Pages 47 and 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the eastern-most corner of Lot 48 on Holly Tree Lane running S 33-00 E 21.0'; thence running S 31-55 E 48.1'; thence running S 29-15 E 48.3'; thence running S 24-51 E 44.37'; thence running S 19-01 E 43.2'; thence running S 10-19 E 38.65'; thence turning and running S 45-19 W 33.0'; thence turning and running N 86-00 W 122.15' adjacent to Hollybrook Way; thence running N 37-35 W 21.95'; thence turning and running N 3-02 E 202.9' adjacent to Lot 46; thence turning and running N 73-13 E 50.0' adjacent to Lot 48 to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of W. N. Leslie, Inc. dated April 6, 1978 to be recorded in the R.M.C. Office for Greenville County.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

3.0001

4328 RV.2

0.861