

MORTGAGE

VOL 1858 PAGE 454

THIS MORTGAGE is made this 19th day of April, 1984, between the Mortgagor, Eugene L. Bezilla and Donna M. Bezilla, (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 Forty Thousand Nine Hundred thirty-two and No/100 (\$40,932.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 June 18, 1984...

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 the buildings and improvements thereon, situate, lying and being on the southeasterly side of Scattershot Lane, near the City of Greenville, State of South Carolina, being known and designated as Lot No. 616 on a plat entitled "Map 1, Sec. 3, Sugar Creek", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-F, at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Scattershot Lane, said pin being the joint front corner of Lots Nos. 615 and 616 and running thence with the common line of said lots N. 73-17 W. 150.63 feet to an iron pin at the joint rear corner of Lots 615 and 616; thence N. 34-49 E. 152.22 feet to an iron pin at the joint rear corner of Lots 616 and 618; thence S. 41-42 E. 104.38 feet to an iron pin; thence continuing S. 43-20 W. 80.78 feet to an iron pin on the southeasterly side of Scattershot Lane; thence with the southeasterly side of Scattershot Lane on a curve, the chord of which is S. 64-55 E. 74.54 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated April 19, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1210, at page 938, on April 20, 1984.

This Mortgage is subordinate and junior in lien to that certain Note and Mortgage given by the Mortgagors herein to First Federal Savings and Loan Association of South Carolina in the principal amount of \$85,000.00, dated April 19, 1984, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1658, at page 450.

which has the address of 103 Scattershot Lane, 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 seized 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.